BLK 254 S'LY 75 FT OF N'LY
IN OR 2508/1749
150 FT OF W'LY 100 FT OF

KELLOGG SCOTT L & MIRANDA S
1032 N 14TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0254-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

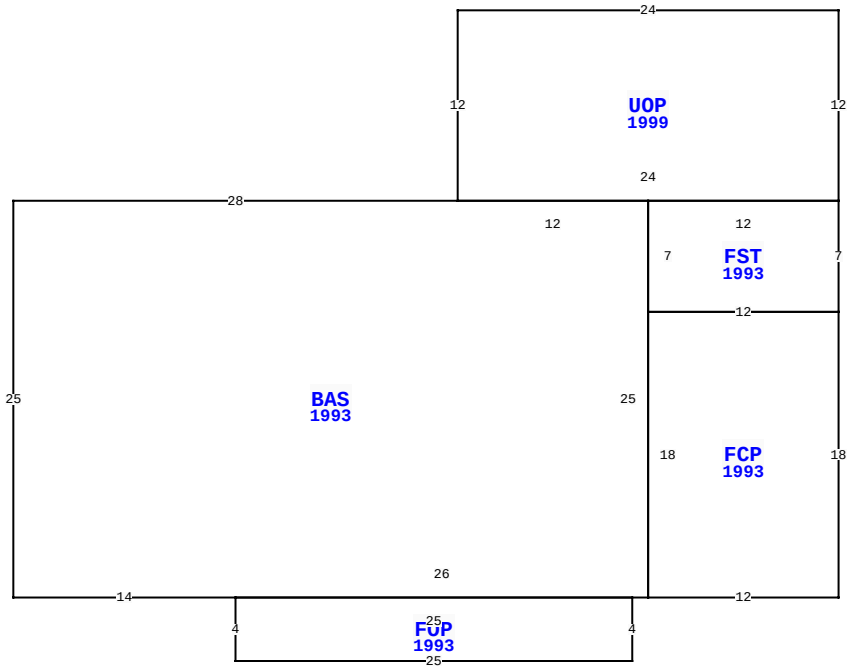
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	107,368
FCP	216	25	54	5,798
FOP	100	30	30	3,221
FST	84	55	46	4,939
UOP	288	20	58	6,228
TOTALS	1,688		1,188	127,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,188	125.9280	119.63	142,120	1974	2002	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2023 Heated Area: 1000 HX Base Yr 2023



1032 N 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		127,553
TOTAL MARKET OB/XF VALUE		1,522
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		304,075
SOH/AGL Deduction		0
ASSESSED VALUE		304,075
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		254,075
TOTAL JUST VALUE		304,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10605	REMODEL	3,500	07/15/1997
10572	REPAIR/RRF	3,000	06/26/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/1749	10/19/2021	WD	Q	I	01	315,000
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: KELLOGG SCOTT L & M						
2473/0566	6/18/2021	WD	U	I	37	290,100
GRANTOR: FULGHAM CHARLENE S						
GRANTEE: ZILLOW HOMES PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1999] W24 S12 BAS=[YR=1993] W28 S25 E14
FOP=[YR=1993] S4 E25 N4 W25 $ E26 FCP=[YR=1993] E12 N18
FST=[YR=1993] N7 W12 S7 E12 $ W12 S18 $ N25 W12 $ E24 N12 $
.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	100	1974	1974	3	25	488	
2	0810	CONCRETE A	0	100	0	0	212.00	SF	6.50	6.50	100	1998	1998	3	75	1,034	

LAND DESCRIPTION

TOTAL OB/XF 1,522

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	R-1	75.00	100.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS