

BLOCK 255 LOT 1
IN OR 1086/839
CITY OF FDNA BEACH

DURDEN LEE ROY JR & LINDA M
804 N 14TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0255-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	7	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	2,132	100	2,132	104,122
FOP	15	30	4	195
FOP	32	30	10	488
FOP	44	30	13	635
FOP	54	30	16	781
FSP	77	40	31	1,514
FSP	77	40	31	1,514
FUS	1,700	100	1,700	83,024
UST	35	45	16	781
TOTALS	4,166		3,953	193,055

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	34	15	510.00	SF	17.50	17.50	100	1950
2	0940	SHEDS/PORT	0 100	9	15	135.00	SF	15.00	15.00	100	1950
3	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	30.00	100	1985
4	0510	GARAGE WD-	0 100	30	20	600.00	SF	17.50	17.50	100	1935
5	1241	WD DECK G	0 100	20	4	80.00	UT	11.50	11.50	100	1990
6	0819	CONC 12"	0 100	6	4	24.00	SF	9.50	9.50	100	1985
7	0819	CONC 12"	0 100	6	4	24.00	SF	9.50	9.50	100	1985
8	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1960

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	172.00	230.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,953	91.8000	87.21	344,741	1935	1935	0	0	44.00	56.00
1 SINGLE FAM - 100% - 1999 Heated Area: 3832 HX Base Yr 1999											

804 N 14TH ST, FERNANDINA BEACH											
TOTAL OB/XF 6,264											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						193,055					
TOTAL MARKET OB/XF VALUE						6,264					
TOTAL LAND VALUE - MARKET						201,250					
TOTAL MARKET VALUE						400,569					
SOH/AGL Deduction						254,887					
ASSESSED VALUE						145,682					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						95,682					
TOTAL JUST VALUE						400,569					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						392,567					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110875	OTHER	300	06/02/2011
20110846	GAS	500	06/01/2011
20021657	CHNGE SRVC	2,000	09/24/2002
7742	REPAIR/RRF	3,625	06/09/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1086/0839	10/10/2002	WD	U	I	01	100	
GRANTOR: DURDEN LEE ROY JR							
GRANTEE: DURDEN LEE ROY JR &							
0780/1803	12/31/1996	QC	U	I	18	100	
GRANTOR: DURDEN MARGARET C							
GRANTEE: DURDEN MARGARET CAR							

BUILDING NOTES											
BAS=[YR=1993] W33 UST=[YR=1993] W2 FOP=[YR=1993] N4 W11 S4 FSP=[YR=1993] W3 S7 E11 N7 W8 \$ E11 \$ W3 S7 E5 N7 \$ S7 W16 N7 W17 S23 FSP=[YR=1993] W7 S11 E7 N11 \$ S11 E31 FOP=[YR=1993] S6 E9 N6 W9 \$ E35 N6 FOP=[YR=1993] E3 N5 W3 S5 \$ N28 \$ PTR= E15 FUS=[YR=1993] E50 FOP=[YR=1993] E4 S8 W4 N8 \$ S34 W50 N34 \$ W15 \$.											