

PAZAKIS COLLEEN & MICHAEL R
708 N 14TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0256-0031

[illegible]

BLOCK 256 LOT N1/2 OF 3
S1/2 OF 4
IN OR 2503/1134

PAZAKIS COLLEEN & MICHAEL R
708 N 14TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0256-0031



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		1 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
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	540	100	540	53,538
PTO	170	5	8	794
UCP	100	20	20	1,983
TOTALS	810		568	56,314

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	568	121.0000	114.95	65,292	1995	1995	0	0	0	13.75	86.25

2 SINGLE FAM - 0% - 2022

Heated Area: 540

HX Base Yr 2022

20

27

20

27

10

17

10

10

10

10

10

10

17

10

17

10

BAS
2008

PTO
2008

UCP
2008

BLD DATE	10/23/2013	KK	LGL DATE
XF DATE			LAND DATE

NASSAU COUNTY PROPERTY					PAGE 2 of 2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				330,680		
TOTAL MARKET OB/XF VALUE				15,131		
TOTAL LAND VALUE - MARKET				350,000		
TOTAL MARKET VALUE				695,811		
SOH/AGL Deduction				122,020		
ASSESSED VALUE				573,791		
TOTAL EXEMPTION VALUE				HX HB	50,000	
BASE TAXABLE VALUE				523,791		
TOTAL JUST VALUE				695,811		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				681,464		