BLOCK 256 N1/2 OF LOT 5
IN OR 2311/508
EX S-3

STANLEY BRYAN S L/E/
728 N 14TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0256-0051

BUILDING CHARACTERISTICS

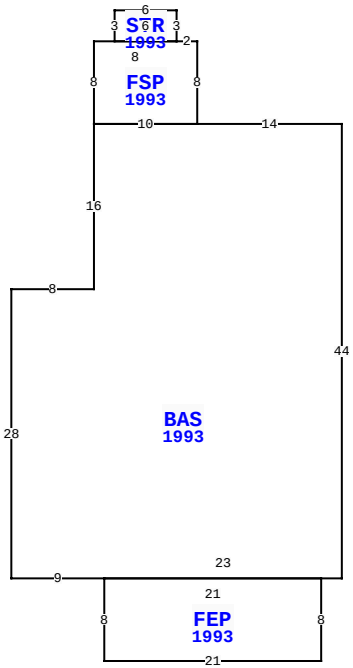
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,280	100	1,280	127,549
FEP	168	80	134	13,353
FSP	80	40	32	3,188
STR	18	10	2	199
TOTALS	1,546		1,448	144,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,448	121.2640	115.20	166,810	1947	2005	0	0	0	13.50	86.50

1 SINGLE FAM – 0% - 0 Heated Area: 1280 HX Base Yr



728 N 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	144,291
TOTAL MARKET OB/XF VALUE	11,861
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	331,152
SOH/AGL Deduction	59,900
ASSESSED VALUE	271,252
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,252
TOTAL JUST VALUE	331,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121832	6'X290'WOOD FENCE	2,300	09/03/2012
20121832	EXTEND DRIVEWAY	0	06/25/2012
20033968	RE-ROOF	0	10/09/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2311/0508	10/09/2019	LE	U	I	11	100
GRANTOR: STANLEY BRYAN S						
GRANTEE: STANLEY MARGARET DE						
2294/0310	7/26/2019	WD	Q	I	01	268,000
GRANTOR: KNOTT CLARA						
GRANTEE: STANLEY BRYAN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FSP=[YR=1993] N8 W2 STR=[YR=1993] N3W6S3E6$ W8 S8 E10 $ W10 S16 W8 S28 E9 FEP=[YR=1993] S8 E21 N8 W21 $ E23 N44 $.

EXTRA FEATURES

LN	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	0858	SCULP CONC	0	0	14	14	196.00	SF	13.00	13.00	100	2008	2008	3	97	2,472	
2	0810	CONCRETE A	0	0	0	0	645.00	SF	6.50	6.50	100	1998	1998	3	75	3,144	
3	0940	SHEDS/PORT	0	0	9	10	90.00	SF	33.00	33.00	100	2008	2008	3	35	1,040	
4	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	100	1980	1980	3	32.5	203	
5	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2012	2012	3	55	1,320	
6	0811	CONCRETE B	0	0	0	0	524.00	SF	5.20	5.20	100	2013	2013	3	94	2,561	
7	0810	CONCRETE A	0	0	0	0	131.00	SF	6.50	6.50	100	2013	2013	3	94	800	
8	0819	CONC 12"	0	0	9	4	36.00	SF	9.50	9.50	100	2013	2013	3	94	321	

LAND DESCRIPTION

TOTAL OB/XF 11,861

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0	0006	R-1	86.00	142.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 02/06/2020 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS