BLOCK 258 LOT S 68 FT OF
N 120 FT OF 4 (EX E 100 FT)
CITY OF FDNA BEACH

PULLUM ELIZABETH DOUGLAS EST
312 N 14TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0258-0042

NASSAU COUNTY PROPERTY

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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	03	Quality Level 03

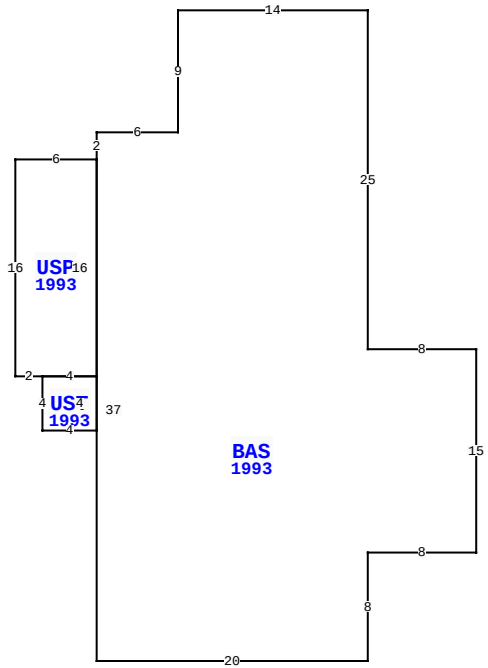
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,026	100	1,026	46,307
USP	96	30	29	1,309
UST	16	45	7	316
TOTALS	1,138		1,062	47,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,062	87.9800	83.58	88,762	1946	1946	0	0	0	46.00	54.00

1 SINGLE FAM – 0% - 0 Heated Area: 1026 HX Base Yr



312 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	47,931
TOTAL MARKET OB/XF VALUE	2,552
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	225,483
SOH/AGL Deduction	86,579
ASSESSED VALUE	138,904
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,904
TOTAL JUST VALUE	225,483
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8639	REPAIR/RRF	1,800	10/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N25 W14 S9 W6 S2 USP=[YR=1993] W6 S16 E2
UST=[YR=1993] S4 E4 N4 W4 $ E4 N16 $ S37 E20 N8 E8 N15 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	22	770	
2	1242	WD DECK A	0	0	0	0	416.00	SF	5.00	5.00	100	1980	1980	3	20	416	
3	0811	CONCRETE B	0	0	76	8	608.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,028	
4	0810	CONCRETE A	0	0	40	4	160.00	SF	6.50	6.50	100	1980	1980	3	32.5	338	

LAND DESCRIPTION

TOTAL OB/XF 2,552

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	68.00	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