

BLOCK 258 W 100 FT OF N 52 FT
OF LOT 4
CITY OF FDNA BEACH

WILLIAMS KAREN BROOKS
476 BOULDERCREST DRIVE
MARIETTA, GA 30064

2024

00-00-31-1800-0258-0044



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 60
Interior Wall	08	DECORATIVE 40
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,046	100	1,046	80,744
TOTALS	1,046		1,046	80,744

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0825	BRICK	0	0	22	3	66.00	SF	12.50		
2	0940	SHEDS/PORT	0	0	10	9	90.00	SF	30.00		
3	0825	BRICK	0	0	4	4	16.00	SF	12.50		
4	1243	WD DECK F	0	0	0	0	313.00	SF	8.00		
5	0680	POLE SHED	0	0	20	12	240.00	SF	10.00		

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	0	0006	R-1	52.00	100.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,046	106.9200	101.57	106,242	1940	1990	0	0	24.00	76.00
1 SINGLE FAM - 0% - 2024											
Heated Area: 1046											
HX Base Yr											
BAS 1993											

314 N 14TH ST, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			80,744
TOTAL MARKET OB/XF VALUE			2,466
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			258,210
SOH/AGL Deduction			0
ASSESSED VALUE			258,210
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			258,210
TOTAL JUST VALUE			258,210
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111186	H/AC	2,500	07/21/2011
20110545	REPAIR/RRF	1,300	04/13/2011
20061298	OTHER	1,800	06/08/2006
984034	REPAIR/RRF	3,200	07/20/1999
19990171	XF08	600	04/01/1999
990138	REMODEL	9,184	03/29/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/1946	5/05/2023	WD	Q	I	01	320,000
GRANTOR: REHM EUGENE A JR & MA						
GRANTEE: WILLIAMS KAREN BROO						
0588/1055	1/23/1990	WD	Q	I		34,000
GRANTOR: COMMUNITY SAVINGS B						
GRANTEE: REHM EUGENE & MARIA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W17 N10 W15 S34 E14 S8 E16 N8 E2 N24 \$.											