BLOCK 261 N 54 FT OF LOT 2
EX OR 212 PG 640
& EX OR 297 PG 338 (S-3)

PAGE DAVID P JR MD & KIMBERLY
1702 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0261-0021

BUILDING CHARACTERISTICS

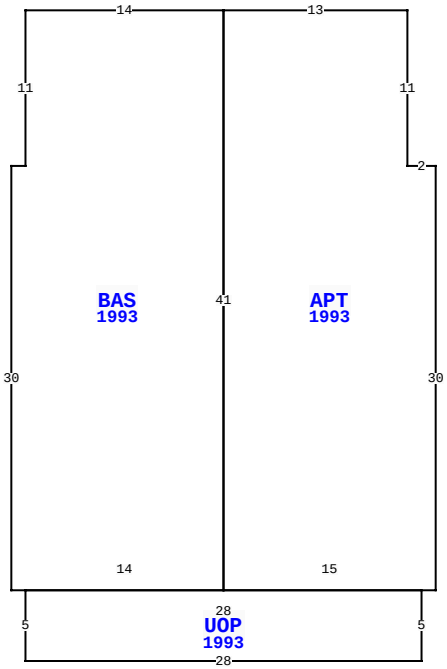
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	02	ROLL COMP 20
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	593	100	593	74,058
BAS	604	100	604	75,432
UOP	140	20	28	3,497
TOTALS	1,337		1,225	152,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,225	122.6632	153.33	187,829	1966	1985	0	0	0	18.55	81.45

1 DUPLEX – 0% - 0 Heated Area: 1197 HX Base Yr



212 S 14TH ST, FERNANDINA BEACH

BLD DATE	04/03/2014 KK	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	152,987
TOTAL MARKET OB/XF VALUE	2,136
TOTAL LAND VALUE - MARKET	115,500
TOTAL MARKET VALUE	270,623
SOH/AGL Deduction	66,108
ASSESSED VALUE	204,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,515
TOTAL JUST VALUE	270,623
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0017	DEMO DUPL	185,000	06/06/2024
20122020	RE-ROOF	3,510	09/28/2012
20012287	2 FIXTURES	0	10/18/2001
20011789	REPAIR/SERVICE CH	0	08/03/2001
20011746	PATCH ROOF HOLES	0	07/31/2001
20011747	REPLACE 2 FAUCETS	0	07/31/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2011/0078	10/15/2015	WD	Q	I	02	135,000
GRANTOR: PURPLE CREEK LLC						
GRANTEE: PAGE DAVID P JR MD						
1741/0981	6/01/2011	WD	U	I	11	100
GRANTOR: HALCYON HOUSE PARTNER						
GRANTEE: PURPLE CREEK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W2 N11 W13 BAS=[YR=1993] W14 S11 W1 S30 E1
UOP=[YR=1993] S5 E28 N5 W28 $ E14 N41 $ S41 E15 N30 $.

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	0801	ASPHALT A	0	0	34	30	1,020.00	SF	1.50	1.50	100	1980	1980	3	50	765	
2	0350	CARPORT WD	0	0	27	8	216.00	SF	10.79	10.79	100	1990	1990	3	20	466	
3	0940	SHEDS/PORT	0	0	15	15	225.00	SF	20.10	20.10	100	2001	2001	3	20	905	

LAND DESCRIPTION

TOTAL OB/XF 2,136

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	000800	C	MULTI-FAM	0	0003	MU-1			9,240.00	SF		1.00	1.00	1.00	12.50	12.50	115,500							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.21 Total Land Value: 115,500 Market: 0 Agricultural: 0 Common: 115,500 PRINTED 08/06/2024 BY SYS