BLOCK 262 S 22 FT OF LOT 2
& N 53 FT OF LOT 3
CITY OF FDNA BEACH

CAMPBELL DAVID & MCKENZEE
424 S 14TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0262-0023

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

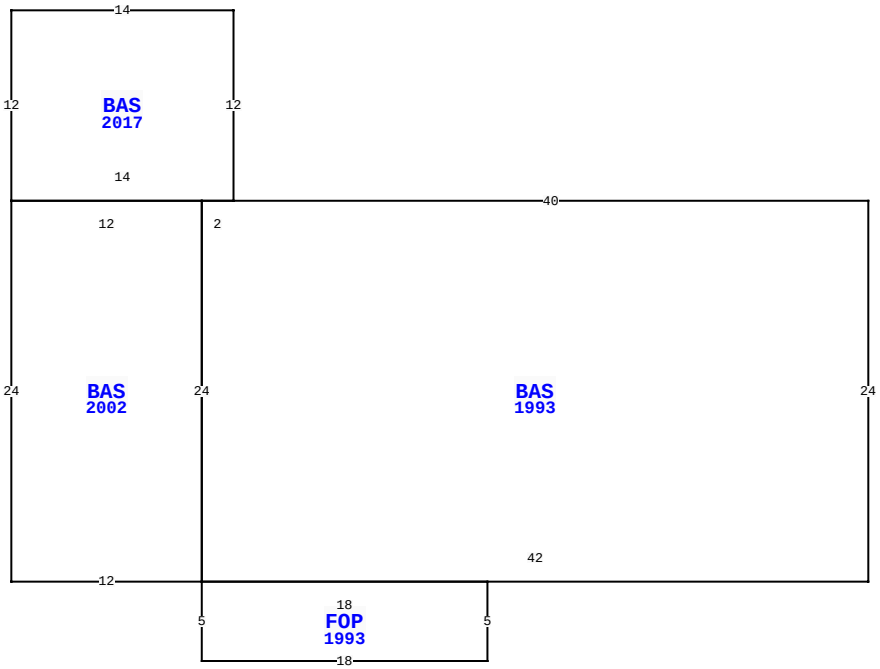
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	148,246
BAS	288	100	288	42,356
BAS	168	100	168	24,707
FOP	90	30	27	3,971
TOTALS	1,554		1,491	219,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,491	126.6840	158.36	236,115	1978	2010	0	0	0	7.13	92.87

1 SNGL FAM – 0% - 2024 Heated Area: 1464 HX Base Yr



424 S 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	219,280
TOTAL MARKET OB/XF VALUE	1,301
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	385,581
SOH/AGL Deduction	0
ASSESSED VALUE	385,581
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	385,581
TOTAL JUST VALUE	385,581
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172318	REMODEL	19,345	07/28/2017
20131763	REPFIREDMG	15,000	07/25/2013
20081469	XFOB	0	09/12/2008
990245	REPAIR/RRF	1,800	04/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2656/911	7/26/2023	WD	Q	I	01	550,000
GRANTOR: STANLEY CHRIS & KELBE						
GRANTEE: CAMPBELL DAVID & MC						
2296/0154	8/02/2019	WD	Q	I	01	265,000
GRANTOR: HOGAN ROBERT SEAN						
GRANTEE: STANLEY CHRIS & KEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 BAS=[YR=2017] N12 W14 S12 BAS=[YR=2002] S24 E12 FOP=[YR=1993] S5 E18 N5 W18 $ N24 W12 $ E14 $ W2 S24 E42 N24 $.

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	0810	CONCRETE A	0	0	9	70	630.00	SF	6.50	6.50	100	1978	1978	3	29	1,188	
2	0810	CONCRETE A	0	0	3	20	60.00	SF	6.50	6.50	100	1978	1978	3	29	113	

LAND DESCRIPTION

TOTAL OB/XF 1,301

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	0003	R-1	75.00	230.00	75.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	165,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS