

BLOCK 263 S71 FT OF N142
FT OF LOT 3
CITY OF FDNA BEACH

SAYLORS LEEANNE J REV TRUST/SAYLORS LEEANNE JEAN T
702 S 14TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0263-0032



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	05	Quality Level 05
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	1,005	100	1,005	104,899
FOP	75	30	22	2,296
UST	48	45	22	2,296
TOTALS	1,128		1,049	109,492

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	94	8	752.00	SF	6.50	6.50	100	1977
2	1243	WD DECK F	0 100	4	15	60.00	SF	8.00	8.00	100	1998
3	0511	GARAGE CB-	0 100	22	24	528.00	SF	40.00	40.00	100	1986
4	0810	CONCRETE A	0 100	4	16	64.00	SF	6.50	6.50	100	1986

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	100		R-1	71.00	230.00	71.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,049	125.9280	119.63	125,492	1977	1997	0	0	0 12.75	87.25
1 SINGLE FAM - 100% - 2022 Heated Area: 1005 HX Base Yr 2022											
702 S 14TH ST, FERNANDINA BEACH											

702 S 14TH ST, FERNANDINA BEACH			XF DATE						LAND DATE		03/18/2024	MLU
			INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
752.00	SF	6.50	6.50	100	1977	1977	3	28	1,369			
60.00	SF	8.00	8.00	100	1998	1998	3	20	96			
528.00	SF	40.00	40.00	100	1986	1986	3	49.5	10,454			
64.00	SF	6.50	6.50	100	1986	1986	3	49.5	206			

TOTAL OB/XF												12,125		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
R-1	71.00	230.00	71.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	156,200.00			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		109,492	
TOTAL MARKET OB/XF VALUE		12,125	
TOTAL LAND VALUE - MARKET		156,200	
TOTAL MARKET VALUE		277,817	
SOH/AGL Deduction		51,746	
ASSESSED VALUE		226,071	
TOTAL EXEMPTION VALUE		HX HB SX 100,000	
BASE TAXABLE VALUE		126,071	
TOTAL JUST VALUE		277,817	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		259,327	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033200	REMODEL	1,000	06/05/2003
20010060	XFOB	2,000	01/18/2001
984640-B	REMODEL	3,000	12/10/1998
10565-B	SWIM POOL	3,531	06/25/1997
6742	REPAIR/RRF	1,590	09/19/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2564/0721	5/19/2022	WD	U	I	11		100
GRANTOR: SAYLORS LEEANNE							
GRANTEE: SAYLORS LEEANNA JEA							
2429/1747	1/28/2021	WD	Q	I	01		230,000
GRANTOR: HARDEN ARDATH V							
GRANTEE: SAYLORS LEEANNE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W12 UST=[YR=1993] N6 W8 S6 E8 \$ W24 S25											
FOP=[YR=1993] S5 E15 N5 W15 \$ E15 S5 E21 N30 \$.											