BLOCK 266 N1/2 OF LOTS 2 & 9
IN OR 2067/1691
CITY OF FDNA BEACH

D & S AMELIA PROPERTIES INC
9900 AMELIA ISLAND PKWY #200
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0266-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

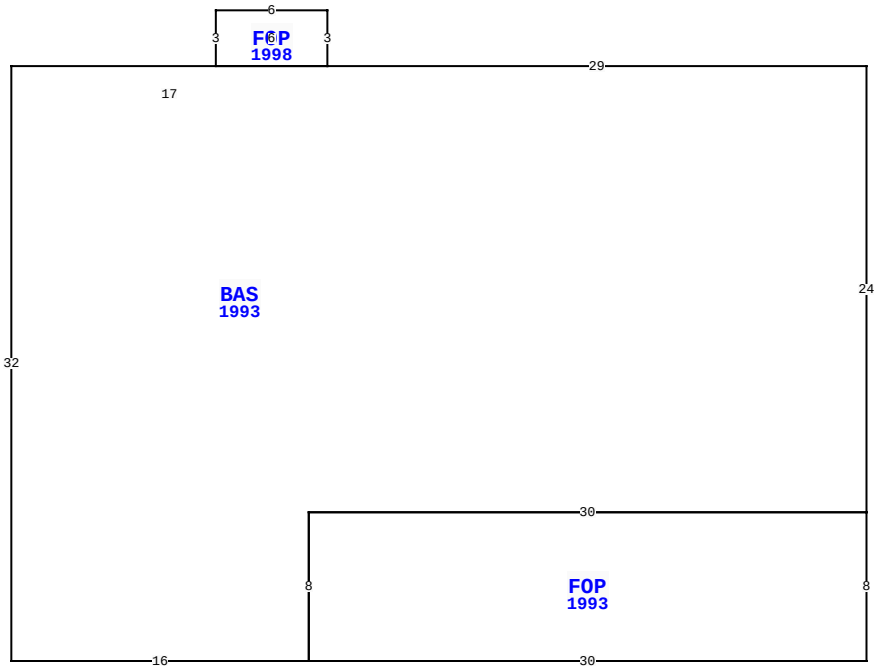
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1,232	99,046
FOP	240	30	72	5,788
FOP	18	30	5	402
TOTALS	1,490		1,309	105,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,309	101.6500	96.57	126,410	1953	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 0% - 0 Heated Area: 1232 HX Base Yr



1226 S 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	105,236
TOTAL MARKET OB/XF VALUE	7,202
TOTAL LAND VALUE - MARKET	259,720
TOTAL MARKET VALUE	372,158
SOH/AGL Deduction	125,229
ASSESSED VALUE	246,929
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,929
TOTAL JUST VALUE	372,158
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052513	H/AC	3,000	08/23/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2067/1691	8/25/2016	WD	Q	I	01	210,000

GRANTOR: LLOYD DOROTHY C

GRANTEE: D & S AMELIA PROPER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 FOP=[YR=1998] N3 W6 S3 E6 $ W17 S32 E16
FOP=[YR=1993] E30 N8 W30 S8 $ N8 E30 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	0510	GARAGE WD-	0	0	20	24	480.00	SF	35.00	35.00	100	1960	1960	3	20	3,360	
2	0810	CONCRETE A	0	0	20	2	40.00	SF	6.50	6.50	100	1960	1960	3	20	52	
3	0810	CONCRETE A	0	0	18	97	1,746.00	SF	6.50	6.50	100	1960	1960	3	20	2,270	
4	0810	CONCRETE A	0	0	3	20	60.00	SF	3.25	3.25	100	1990	1990	3	59.5	116	
5	0810	CONCRETE A	0	0	18	16	288.00	SF	6.50	6.50	100	1998	1998	3	75	1,404	

LAND DESCRIPTION

TOTAL OB/XF 7,202

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	C-2	86.00	420.00	18,060.00	SF		1.00	1.00	1.00	10.00	10.00	180,600							
2	001000	C	COMMERCIAL	0		C-2	86.00	210.00	19,780.00	SF		1.00	1.00	1.00	4.00	4.00	79,120							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 259,720 Market: 0 Agricultural: 0 Common: 259,720 PRINTED 08/06/2024 BY SYS