

BLOCK 266 E210 FT OF N77.25 FT
OF LOT 5
IN OR 2156/1756

1324 SOUTH 14TH ST LLC
7128 DEVONSHIRE RD
ALEXANDRIA, VA 22307

2024

00-00-31-1800-0266-0051



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	9	100
Frame	02	WOOD FRAME 100
Story Height	7	100
RMS	5	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100	1,290	38,194
TOTALS	1,290		1,290	38,194

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	
2	0850	PEBBLE WLK	0	0	0	0	93.00	SF	3.50	3.50	
3	0810	CONCRETE A	0	0	4	47	188.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	0	0	326.00	SF	6.50	6.50	
6	0803	ASPHALT C	0	0	0	0	3,996.00	SF	2.00	2.00	
7	0098	AWNING MTL	0	0	11	5	55.00	SF	13.00	13.00	
8	0422	CL FNC 4'	0	0	0	0	123.00	LF	15.00	15.00	
9	0443	STK FNC 6'	0	0	0	0	161.00	LF	10.00	10.00	
10	1242	WD DECK A	0	0	0	0	468.00	SF	10.00	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	001700	C	1STORY OFF	0	0003	CI	77.00	210.00	16,223.03	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	1,290	90.8145	128.73	166,062	1970	1975	0	0	77.00	23.00
1 OFFICE 1&2 - 0% - 0											
Heated Area: 1290 HX Base Yr											
43											
30											
BAS 1993											
43											

1324 S 14TH ST, FERNANDINA BEACH	BLD DATE 02/09/2022	KK	LGL DATE	
	XF DATE 02/09/2022	KK	LAND DATE	02/09/2022
	INC DATE		AG DATE	KK

TOTAL OB/XF											
12,048											

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	150,214		
TOTAL MARKET OB/XF VALUE	12,048		
TOTAL LAND VALUE - MARKET	162,230		
TOTAL MARKET VALUE	324,492		
SOH/AGL Deduction	51,009		
ASSESSED VALUE	273,483		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	273,483		
TOTAL JUST VALUE	324,492		
NCON VALUE	0		
INCOME VALUE	88,833		
PREVIOUS YEAR MKT VALUE	333,747		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633239	REMODEL	10,312	10/01/2016
B1530063	REPAIR/RRF	1,500	03/01/2015
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
2156/1756	10/05/2017	WD U I 30	77,600
GRANTOR: SMITH PHILLIP D SR &			
GRANTEE: 1324 SOUTH 14TH ST			
2091/0898	12/09/2016	QC U I 11	112,500
GRANTOR: SMITH PHILLIP D JR			
GRANTEE: SMITH PHILLIP D SR			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W43 S30 E43 N30\$.			

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