BLOCK 2 LOT 9
IN OR 956/700
EGANS MEADOWS #1 PB 3/45

JURCO JANET
22 N 14TH PL
FERNANDINA BEACH, FL 32034

2025

00-00-31-1240-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

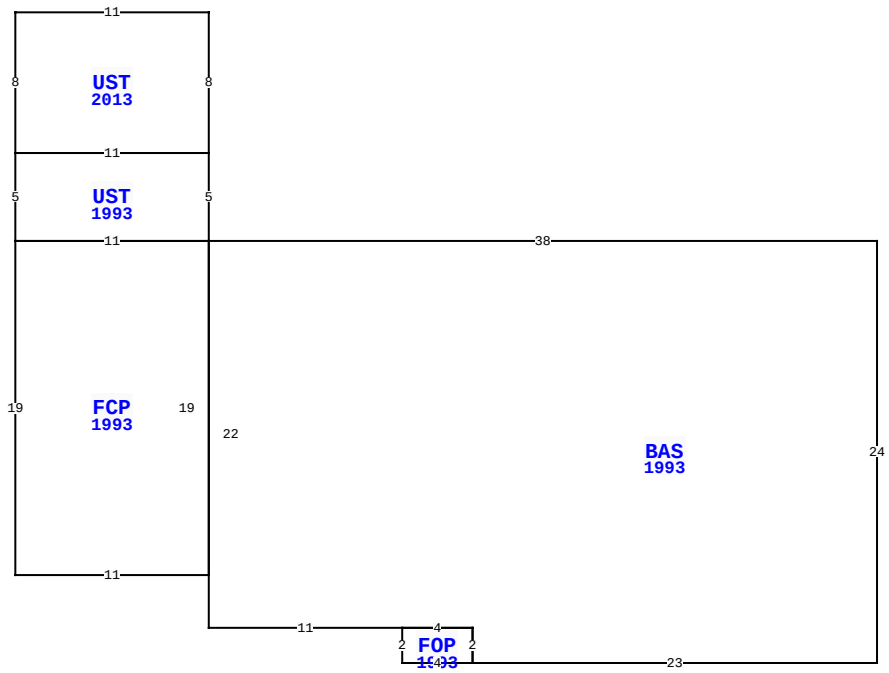
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	882	100	1993	882	59,897
FCP	209	25	1993	52	3,531
FOP	8	30	1993	2	136
UST	55	45	1993	25	1,698
UST	88	45	2013	40	2,716
TOTALS	1,242			1,001	67,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,001	103.6800	103.68	103,784	1956	1970	0	0	0	34.50	65.50

1 SINGLE FAM – 100% - 2001 Heated Area: 882 HX Base Yr 2001



22 N 14TH PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		67,979
TOTAL MARKET OB/XF VALUE		1,152
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		249,131
SOH/AGL Deduction		164,028
ASSESSED VALUE		85,103
TOTAL EXEMPTION VALUE	DX HX HB WX	60,722
BASE TAXABLE VALUE		24,381
TOTAL JUST VALUE		249,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7650	REPAIR/RRF	1,430	04/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0956/0700	10/31/2000	WD	Q	I		84,500
GRANTOR: MANGAN MARGARET L						
GRANTEE: JURCO RAYMOND E & J						
0812/0596	11/04/1997	WD	Q	I		66,500
GRANTOR: WEEKS MICHAEL L & LIS						
GRANTEE: MANGAN MARGARET L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 UST=[YR=1993] N5 UST=[YR=2013] N8 W11 S8 E11$W11 S5 E11$ FCP=[YR=1993] W11 S19 E11N19$ S22 E11 FOP=[YR=1993] S2 E4 N2W4$ E4 S2 E23 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	1242	WD DECK A	0	100	24	24	576.00	SF	10.00	10.00	100	1998	1998	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 1,152

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	RES	100	0006	R-1	80.00	152.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS