BLOCK 2 LOT 12
IN OR 1770/33
EGAN MEADOWS #1 PB 3/45

CLARK LYNN MICHELLE
34 NORTH 14TH PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1240-0002-0120

BUILDING CHARACTERISTICS

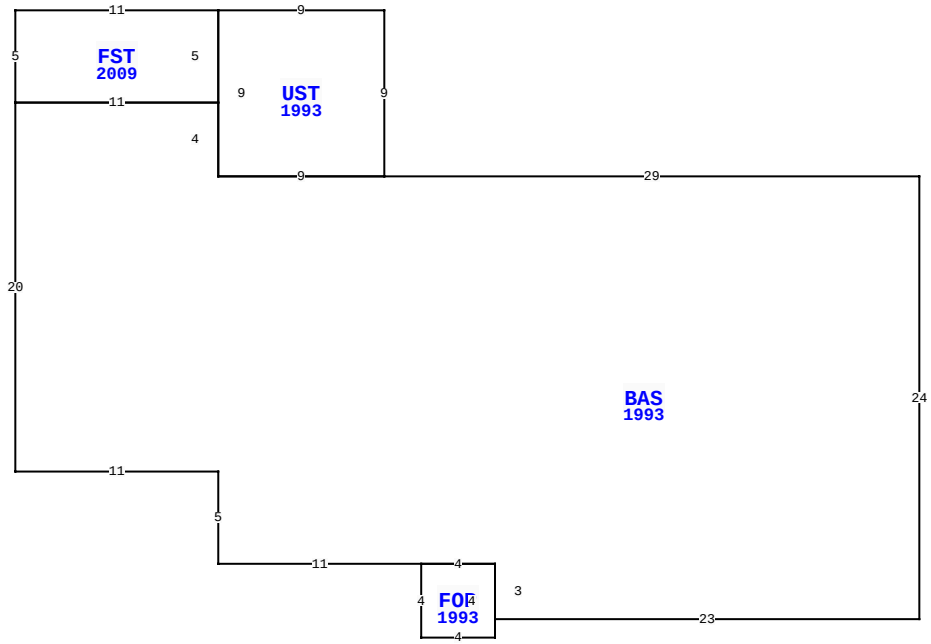
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	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	1,087	100	1993	1,087	106,125
FOP	16	30	1993	5	488
FST	55	55	2009	30	2,929
UST	81	45	1993	36	3,514
TOTALS	1,239			1,158	113,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,158	115.5400	115.54	133,795	1956	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2012 Heated Area: 1087 HX Base Yr 2012



34 N 14TH PL, FERNANDINA BEACH

BLD DATE	07/21/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		113,057
TOTAL MARKET OB/XF VALUE		2,615
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		295,672
SOH/AGL Deduction		198,053
ASSESSED VALUE		97,619
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,897
TOTAL JUST VALUE		295,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091161	REPAIR/RRF	2,000	08/31/2009
20091028	OTHER	350	08/04/2009
20034175	REPAIR/RRF	4,000	11/20/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1770/0033	12/20/2011	AD	U	I	40	115,000
GRANTOR: ASHLEY CHMONE M (ROBE						
GRANTEE: CLARK LYNN MICHELLE						
0443/0086	1/01/1985	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 UST=[YR=1993] N9 W9 FST=[YR=2009] W11 S5 E11 N5 $ S9 E9$ W9 N4 W11 S20 E11 S5 E11 FOP=[YR=1993] S4 E4 N4 W4 $ E4 S3 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	0810	CONCRETE A	0	100	0	0	350.00	SF	6.50	6.50	100	1956	1956	3	20	455	
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1993	1993	3	20	480	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2009	2009	3	35	1,680	

LAND DESCRIPTION

TOTAL OB/XF 2,615

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	88.00	112.00	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