

LOT 1 LOT 23 (LESS N34 FT) &
LOT 24 (LESS E30 FT)
IN OR 2113/1801

KNIGHT RUSSELL A & SVETLANA A
2905 BILOXI TRAIL
MIDDLEBURG, FL 32068

2025

00-00-31-1690-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 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		5 100
Bathrooms		3 100
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 0800MULTI-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
APT	600	100	1993	600	50,989
BAS	1,022	100	1993	1,022	86,851
FOP	18	30	1993	5	425
FOP	60	30	1993	18	1,529
FST	128	55	1993	70	5,948
TOTALS	1,828			1,715	145,744

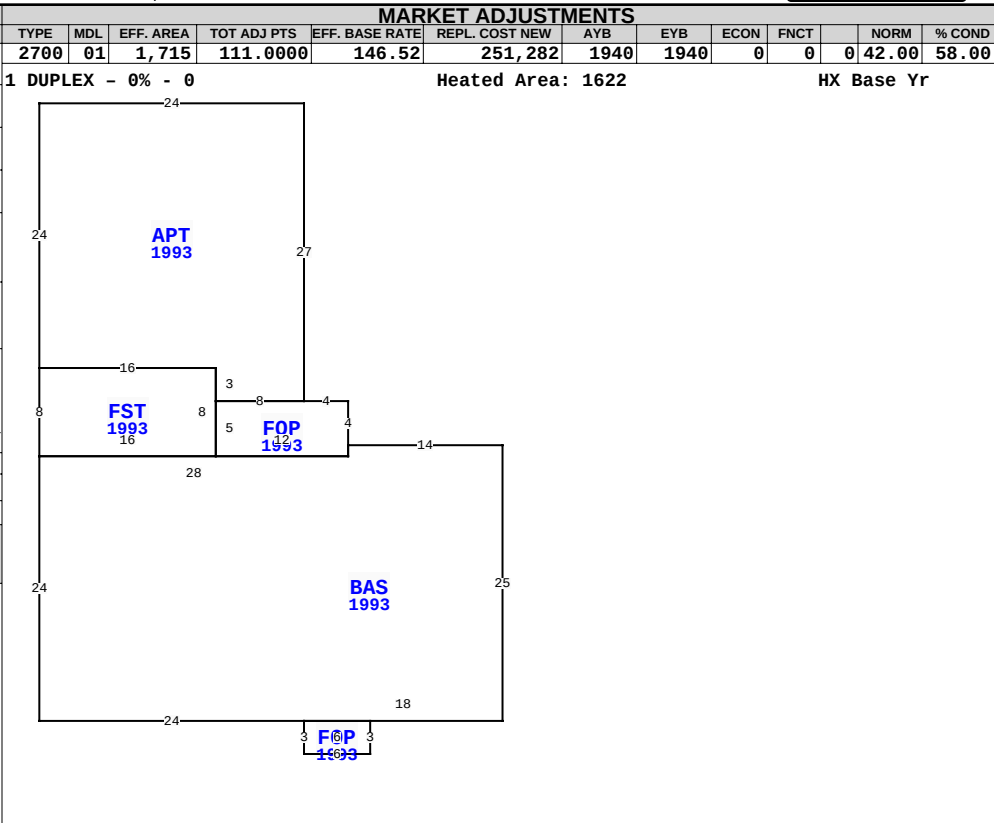
EXTRA FEATURES

L N	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	0	16 6			96.00 SF 6.50	100	1940	1940	3	20	125	
2	0810	CONCRETE A	0	0	102 13			1,326.00 SF 6.50	100	1970	1970	3	20	1,724	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000800	C	MULTI-FAMILY	0	000
2	000800	C	MULTI-FAMILY	0	000

REVIEW DATE 07/13/2020 BY DJA



16 N 14TH ST, FERNANDINA BEACH

BLD DATE	07/24/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/08/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF 1,849

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
03	R-1	75.00	200.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000
03	R-1	25.00	100.00	1.00	LT		1.00	1.00	0.50	225,000.00	112,500.00	112,500

Total Acres: 0.00 Total Land Value: 337,500 Market: 0 Agricultural: 0 Common: 337,500

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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		145,744
TOTAL MARKET OB/XF VALUE		1,849
TOTAL LAND VALUE - MARKET		337,500
TOTAL MARKET VALUE		485,093
SOH/AGL Deduction		175,817
ASSESSED VALUE		309,276
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		309,276
TOTAL JUST VALUE		485,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071246	H/AC	3,900	07/06/2007
20060867	REPAIR/RRF	1,800	04/26/2006
7230	REPAIR/RRF	7,000	07/30/1992

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2113/1801	4/10/2017	WD	U	I	37	142,000

GRANTOR: KNIGHT BRENDA E A/K/A

GRANTEE: KNIGHT RUSSELL A &

2086/0284 10/11/2016 QC U I 11 100

GRANTOR: KNIGHT BRENDA E

GRANTEE: KNIGHT BRENDA E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] N4 W4 APT=[YR=1993] N27 W24

S24 FST=[YR=1993] S8 E16 N8 W16\$ E16 S3 E8\$ W8 S5 E12 N1\$ S1

W28 S24 E24 FOP=[YR=1993] S3 E6 N3 W6\$ E18 N25\$.

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