LOTS 4 & 5
PT OR 1916/1497
SORENSEN TERRACE REPLAT

PEACOCK JAMES C JR
34 NORTH 14TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1690-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

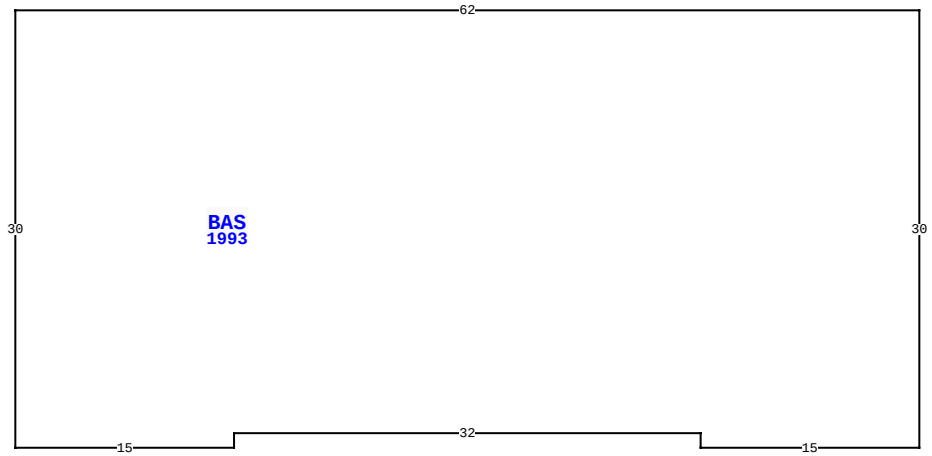
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
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	1,828	100	1993	1,828	30,339
TOTALS	1,828			1,828	30,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1701	04	1,828	118.1250	165.97	303,393	1960	1975	0	0	15	78.00	10.00

1 OFFICE – 0% - 0 Heated Area: 1828 HX Base Yr



34 N 14TH ST, FERNANDINA BEACH

BLD DATE	05/17/2024	REA	LGL DATE	
XF DATE	06/15/2021	KK	LAND DATE	04/24/2024 TD
INC DATE	05/17/2024	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	30,339
TOTAL MARKET OB/XF VALUE	2,250
TOTAL LAND VALUE - MARKET	305,000
TOTAL MARKET VALUE	337,589
SOH/AGL Deduction	140,582
ASSESSED VALUE	197,007
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,007
TOTAL JUST VALUE	337,589
NCON VALUE	0
INCOME VALUE	375,918
PREVIOUS YEAR MKT VALUE	337,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101679	SIGN	750	09/27/2010
B969587	DEMOLITION	3,000	02/09/1996
B969549	REPAIR/RRF	2,500	01/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1916/1497	5/13/2014	DG	U	I	30	100
GRANTOR: PEACOCK JAMES C JR &						
GRANTEE: PEACOCK JAMES C JR						
1704/1109	10/08/2010	QC	U	I	11	100
GRANTOR: PEACOCK JAMES C						
GRANTEE: BOWEN DEBORAH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S30 E15 N1 E32 S1 E15 N30 $.

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	0351	CARPORT MT	0	0	18	12	216.00	SF	10.00	10.00	100	1980	1980	3	20	432	
2	0810	CONCRETE A	0	0	0	0	676.00	SF	6.50	6.50	100	1960	1960	3	20	879	
3	0810	CONCRETE A	0	0	14	9	126.00	SF	6.50	6.50	100	1980	1980	3	30	246	
4	0803	ASPHALT C	0	0	0	0	1,385.00	SF	1.00	1.00	100	1996	1996	3	50	693	

LAND DESCRIPTION

TOTAL OB/XF 2,250

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	001700	C	1STORY OFF	0	0003	MU-1			12,200.00	SF		1.00	1.00	1.00	25.00	25.00	305,000							

REVIEW DATE 05/17/2024 BY REA Total Acres: 0.28 Total Land Value: 305,000 Market: 0 Agricultural: 0 Common: 305,000 PRINTED 07/30/2025 BY SYS