

BLOCK 240 E200 FT OF S1/2 OF
LOT 7 IN OR 2210/1297
CITY OF FDNA BEACH

PEEPLES AMANDA M & VIRGIL C
717 S 14TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0240-0072



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
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		1.5 100
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
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NEIGHBORHOOD/LOC	1011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1993	1,568	137,929
STP	24	10	1993	2	176

TOTALS	1,592			1,570	138,105
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0819	CONC 12"	0	100	4	7	28.00	SF	9.50
2	0810	CONCRETE A	0	100	4	10	40.00	SF	6.50
3	0810	CONCRETE A	0	100	10	79	790.00	SF	6.50
4	0940	SHEDS/PORT	0	100	12	16	192.00	SF	21.30
5	0940	SHEDS/PORT	0	100	12	8	96.00	SF	21.30
6	0680	POLE SHED	0	100	12	6	72.00	SF	8.00
7	1243	WD DECK F	0	100	0	0	909.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	86.00	200.00	86.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,570	99.9600	99.96	156,937	1966	2000	0	0	0	12.00	88.00
1 SINGLE FAM - 100% - 2019 Heated Area: 1568 HX Base Yr 2019												
BAS 1993 STP 1993												

717 S 14TH ST, FERNANDINA BEACH	BLD DATE 07/16/2014	KK	LGL DATE	03/18/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	0819	CONC 12"	0	100	4	7	28.00	SF	9.50	9.50	100	1966	1966	3	20	53	
2	0810	CONCRETE A	0	100	4	10	40.00	SF	6.50	6.50	100	1966	1966	3	20	52	
3	0810	CONCRETE A	0	100	10	79	790.00	SF	6.50	6.50	100	1966	1966	3	20	1,027	
4	0940	SHEDS/PORT	0	100	12	16	192.00	SF	21.30	21.30	100	2007	2007	3	27	1,104	
5	0940	SHEDS/PORT	0	100	12	8	96.00	SF	21.30	21.30	100	2007	2007	3	27	552	
6	0680	POLE SHED	0	100	12	6	72.00	SF	8.00	8.00	100	2012	2012	3	64	369	
7	1243	WD DECK F	0	100	0	0	909.00	SF	4.00	4.00	100	2009	2009	3	35	1,273	

TOTAL OB/XF													4,430		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
R-2	86.00	200.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		138,105	
TOTAL MARKET OB/XF VALUE		4,430	
TOTAL LAND VALUE - MARKET		189,200	
TOTAL MARKET VALUE		331,735	
SOH/AGL Deduction		142,237	
ASSESSED VALUE		189,498	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		138,776	
TOTAL JUST VALUE		331,735	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		326,022	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190703	18X26	0	01/17/2020
20070182	XF0B	1,600	01/31/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2210/1297	7/13/2018	WD	Q	I	01	252,000
GRANTOR: HOGUE JONATHAN W & JE						
GRANTEE: PEEPLES AMANDA M &						
1367/0527	11/15/2005	WD	Q	I		185,000
GRANTOR: PETTINGILL MICHAEL R						
GRANTEE: HOGUE JONATHAN W						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W56 S28 E26 STP=[YR=1993] S4 E6 N4 W6\$ E30 N28 \$.									