

STEGER LEE T
311 N 14TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0245-0071

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 5015CONC BLOCK 5003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10011CLAY TILE 7014CARPET 3003CENTRAL 10004AIR DUCTED 1003100210002WOOD FRAME 1001.1.100010002DIST FB 10000NONE 10006Quality Level 060100SINGLE FAMILYMAP NUMMKT AREA01NEIGHBORHOOD/LOC1007.00AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS650100199365072,039BAS1,15010019931,150127,453DCK110101993111,219FOP96301993293,214UGR50045199322524,936UOP48201993101,109TOTALS2,5542,075229,969EXTRA FEATURES311 N 14TH ST, FERNANDINA BEACHLNB/OB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES10812CONCRETE C010001,501.00SF4.004.0010019911991359.53,572

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0100012,075125.7732125.77260,9731975200000011.8888.12Heated Area: 1800HX Base Yr 2021BAS1993UGR1993FOP1993DCK1993UOP1993

NASSAU COUNTY PROPERTY

PAGE 1 of 12VALUATION BYSTANDARDTax Group: 2Tax Dist:BUILDING MARKET VALUE229,969TOTAL MARKET OB/XF VALUE3,572TOTAL LAND VALUE - MARKET162,000TOTAL MARKET VALUE395,541SOH/AGL Deduction105,964ASSESSED VALUE289,577TOTAL EXEMPTION VALUEHX HB50,722BASE TAXABLE VALUE238,855TOTAL JUST VALUE395,541NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE380,930SALES DATAOFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE2381/18047/31/2020WDQI01345,000GRANTOR: KELLY MADELINEGRANTEE: STEGER LEE T2136/07407/28/2017WDQI02280,000GRANTOR: GILMORE RICHARDGRANTEE: KELLY MADELINEBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W25 S37 UOP=[YR=1993] W4 S15 E2 FOP=[YR=1993] E16 DCK=[YR=1993] S4 E11 N10 W11 S6\$ N6 W16 S6\$ N6 E2 N9\$ S9 E25 N46\$ PTR=E15 BAS=[YR=1993] E25 S26 UGR=[YR=1993] S20 W25 N20 E25\$ W25 N26\$ W15\$.LAND DESCRIPTIONTOTAL OB/XF3,572LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES1000006R-286.00100.001.00LT1.001.000.90180,000.00162,000.00162,000REVIEW DATE05/12/2019BYKBA Total Acres: 0.00Total Land Value: 162,000Market: 0Agricultural: 0Common: 162,000PRINTED 07/30/2025 BY SYS