

KUNKEL STEVEN PAUL
728 N 14TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0256-0051

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY STANDARD									
Exterior Wall 07 ASB SHNGLE 100										0100 01 1,448 121.2640 121.26 175,584 1947 2005 0 0 14.25 85.75										Tax Group: 2 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 0% - 0 Heated Area: 1280 HX Base Yr										BUILDING MARKET VALUE 150,563									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 11,485									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 180,000									
Interior Floo 11 CLAY TILE 50																				TOTAL MARKET VALUE 342,048									
Interior Floo 12 HARDWOOD 50																				SOH/AGL Deduction 43,671									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 298,377									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 3 100																				BASE TAXABLE VALUE 298,377									
Bathrooms 2 100																				TOTAL JUST VALUE 342,048									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 331,152									
BUD8 Adjustme 02 DIST FB 100																													
Occupancy 00 NONE 100																													
Quality 05 Quality Level 05																													
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 1,280 100 1993 1,280 133,095																													
FEP 168 80 1993 134 13,934																													
FSP 80 40 1993 32 3,327																													
STR 18 10 1993 2 208																													
TOTALS 1,546 1,448 150,563																													
EXTRA FEATURES										728 N 14TH ST, FERNANDINA BEACH																			
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 0858 SCULP CONC 0 0 14 14 196.00 SF 13.00 13.00 100 2008 2008 3 97 2,472																													
2 0810 CONCRETE A 0 0 0 0 645.00 SF 6.50 6.50 100 1998 1998 3 73 3,061																													
3 0940 SHEDS/PORT 0 0 9 10 90.00 SF 33.00 33.00 100 2008 2008 3 31 921																													
4 0810 CONCRETE A 0 0 24 4 96.00 SF 6.50 6.50 100 1980 1980 3 30 187																													
5 0940 SHEDS/PORT 0 0 10 8 80.00 SF 30.00 30.00 100 2012 2012 3 50 1,200																													
6 0811 CONCRETE B 0 0 0 0 524.00 SF 5.20 5.20 100 2013 2013 3 93 2,534																													
7 0810 CONCRETE A 0 0 0 0 131.00 SF 6.50 6.50 100 2013 2013 3 93 792																													
8 0819 CONC 12" 0 0 9 4 36.00 SF 9.50 9.50 100 2013 2013 3 93 318																													
LAND DESCRIPTION										TOTAL OB/XF 11,485																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 0 0006 R-1 86.00 142.00 1.00 LT 1.00 1.00 1.00 180,000.00 180,000.00 180,000																													
REVIEW DATE 02/06/2020 BY DJ										Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000										PRINTED 07/30/2025 BY SYS									