BLOCK 258 LOT S 68 FT OF
N 120 FT OF 4 (EX E 100 FT)
CITY OF FDNA BEACH

PULLUM ELIZABETH DOUGLAS EST
312 N 14TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0258-0042**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

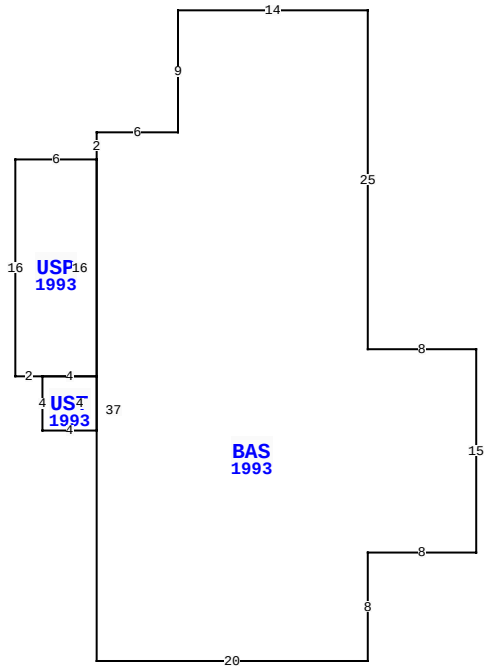
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| 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 |
| NEIGHBORHOOD/LOC | 1007.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,026 | 100 | 1993 | 1,026 | 48,293 |
| USP | 96 | 30 | 1993 | 29 | 1,365 |
| UST | 16 | 45 | 1993 | 7 | 330 |
| TOTALS | 1,138 | | | 1,062 | 49,988 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,062 | 87.9800 | 87.98 | 93,435 | 1946 | 1946 | 0 | 0 | 0 | 46.50 | 53.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1026 HX Base Yr




312 N 14TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 49,988 |
| TOTAL MARKET OB/XF VALUE | 2,411 |
| TOTAL LAND VALUE - MARKET | 180,000 |
| TOTAL MARKET VALUE | 232,399 |
| SOH/AGL Deduction | 79,605 |
| ASSESSED VALUE | 152,794 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 152,794 |
| TOTAL JUST VALUE | 232,399 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 225,483 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8639 | REPAIR/RRF | 1,800 | 10/24/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W8 N25 W14 S9 W6 S2 USP=[YR=1993] W6 S16 E2
UST=[YR=1993] S4 E4 N4 W4 $ E4 N16 $ S37 E20 N8 E8 N15 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1960 | 1960 | 3 | 21 | 735 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 416.00 | SF | 5.00 | 5.00 | 100 | 1980 | 1980 | 3 | 20 | 416 | |
| 3 | 0811 | CONCRETE B | 0 | 0 | 76 | 8 | 608.00 | SF | 5.20 | 5.20 | 100 | 1980 | 1980 | 3 | 30 | 948 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 40 | 4 | 160.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 30 | 312 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,411

| 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 | 000100 | C | RES | 0 | 0006 | R-1 | 68.00 | 100.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 180,000.00 | 180,000.00 | 180,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS