

WILLIAMS KAREN BROOKS
476 BOULDERCREST DRIVE
MARIETTA, GA 30064

00-00-31-1800-0258-0044



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		2																	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		VALUATION SUMMARY		STANDARD															
Exterior Wall		07		ASB SHNGLE 100		0100		01		1,046		106.9200		106.92		111,838		1940		1990		0		0		0 24.50		75.50		Tax Group: 2		Tax Dist:		84,438															
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 0%		- 2024				Heated Area: 1046				HX Base Yr										BUILDING MARKET VALUE		2,427		180,000																	
Roof Cover		03		COMP SHNGL 100																								TOTAL MARKET OB/XF VALUE		266,865		266,865																	
Interior Wall		04		PLYWOOD 60																								SOH/AGL Deduction		0		266,865																	
Interior Wall		08		DECORATIVE 40																								ASSESSED VALUE		0		266,865																	
Interior Floo		14		CARPET 70																								TOTAL EXEMPTION VALUE		266,865		266,865																	
Interior Floo		08		SHT VINYL 30																								BASE TAXABLE VALUE		0		266,865																	
Air Condition		03		CENTRAL 100																								INCOME VALUE		258,210		258,210																	
Heating Type		04		AIR DUCTED 100																								PREVIOUS YEAR MKT VALUE																					
Bedrooms				2 100																																													
Bathrooms				2 100																																													
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																																													
NEIGHBORHOOD/LOC		1007.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		1,046		100		1993		1,046		84,438																																							
TOTALS		1,046						1,046		84,438																																							
EXTRA FEATURES										314 N 14TH ST, FERNANDINA BEACH										BLD DATE				LGL DATE		05/08/2025		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		0825		BRICK		0 0		22 3		66.00		SF		12.50		12.50		100		1980		1980		3		72		594																					
2		0940		SHEDS/PORT		0 0		10 9		90.00		SF		30.00		30.00		100		1991		1991		3		20		540																					
3		0825		BRICK		0 0		4 4		16.00		SF		12.50		12.50		100		1980		1980		3		72		144																					
4		1243		WD DECK F		0 0		0 0		313.00		SF		8.00		8.00		100		2000		2000		3		20		501																					
5		0680		POLE SHED		0 0		20 12		240.00		SF		10.00		10.00		100		2000		2000		3		27		648																					
LAND DESCRIPTION										TOTAL OB/XF										2,427																													
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT 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		52.00		100.00		1.00		LT				1.00		1.00		1.00		180,000.00		180,000.00		180,000															