BLOCK 2 LOT 3
IN OR 999/1227
EGAN MEADOWS 1 PB 3/45

GREESON JENNIFER A
1114 N 14TH ST
FERNANDINA BEACH, FL 32023

**2026**

**00-00-31-1240-0002-0030**

## BUILDING CHARACTERISTICS

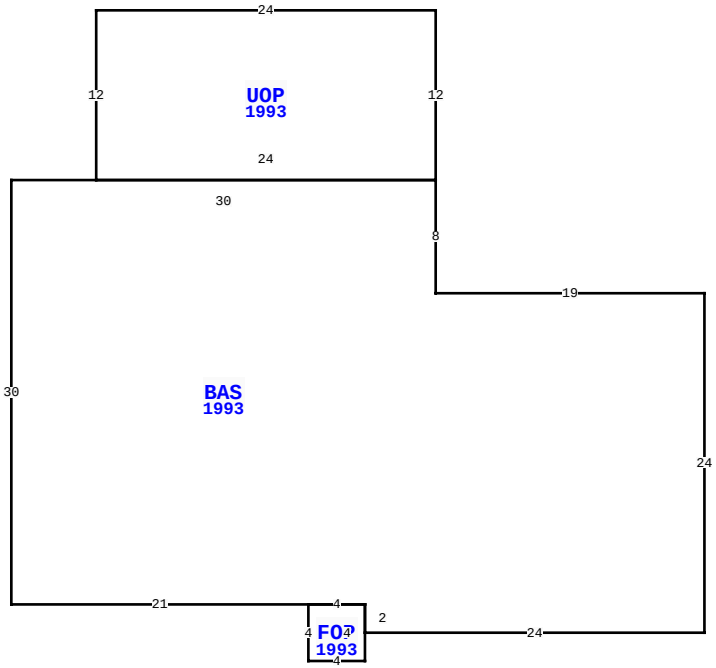
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 06 | BD/BATTEN 70 |
| Exterior Wall | 05 | AVERAGE 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 01 |
| NEIGHBORHOOD/LOC | 1007.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,366 | 100 | 1993 | 1,366 | 112,190 |
| FOP | 16 | 30 | 1993 | 5 | 411 |
| UOP | 288 | 20 | 1993 | 58 | 4,763 |
| TOTALS | 1,670 | | | 1,429 | 117,364 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,429 | 110.4480 | 115.97 | 165,721 | 1955 | 1980 | 0 | 0 | 0 | 29.18 | 70.82 |

1 SINGLE FAM 100% - 2002 Heated Area: 1366 HX Base Yr 2002




1114 N 14TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 07/21/2014 KK | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 117,364 |
| TOTAL MARKET OB/XF VALUE | | 2,009 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 319,373 |
| SOH/AGL Deduction | | 197,742 |
| ASSESSED VALUE | | 121,631 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 65,220 |
| TOTAL JUST VALUE | | 319,373 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 298,007 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20060566 | REPAIR/RRF | 1,500 | 03/17/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0999/1227 | 7/26/2001 | WD | Q | I | | 89,000 |
| GRANTOR: ROGERS MICHAEL D & JA | | | | | | |
| GRANTEE: GREESON JENNIFER A | | | | | | |
| 0826/1020 | 3/17/1998 | WD | Q | I | | 62,900 |
| GRANTOR: HARRIS REGIS C & DORI | | | | | | |
| GRANTEE: ROGERS MICHAEL D & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W19 N8 UOP=[YR=1993] N12 W24 S12 E24$ W30 S30 E21 FOP=[YR=1993] S4 E4 N4 W4$ E4 S2 E24 N24$.

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 20 | 200.00 | SF | 30.00 | 30.00 | 100 | 1980 | 1980 | 3 | 20 | 1,200 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 20 | 20 | 400.00 | SF | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 20 | 600 | |
| 6 | 1241 | WD DECK G | 0 | 100 | 14 | 5 | 70.00 | UT | 11.50 | 11.50 | 100 | 2000 | 2000 | 3 | 26 | 209 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,009

| 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 | 100 | 0006 | R-1 | 80.00 | 130.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 200,000.00 | 200,000.00 | 200,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS