LOTS 8 & 9
IN OR 1707/483
OAK GROVE PLACE PB 3/2

TAGGART SCOT WILLIAM & VALERIE A
111 SOUTH 14TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1480-0008-0000

BUILDING CHARACTERISTICS

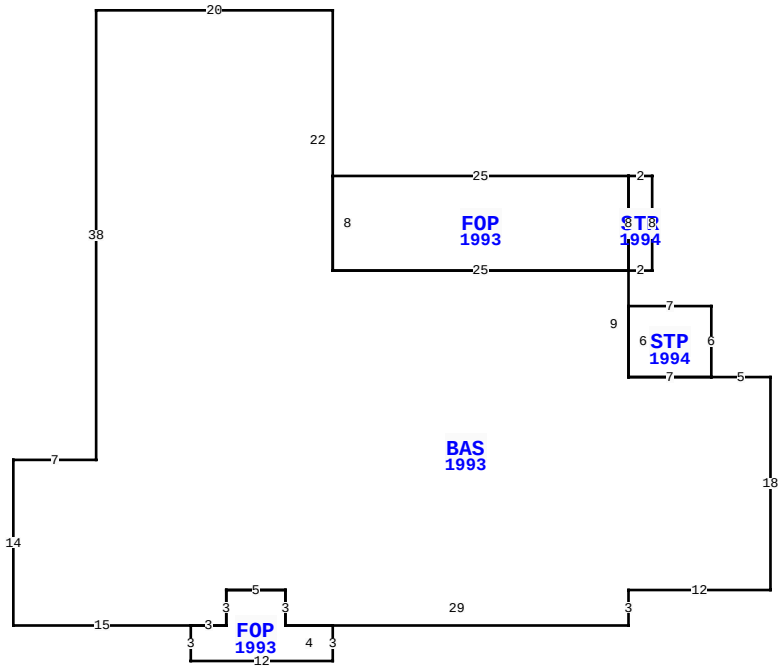
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,089	100	1993	2,089	320,993
FOP	51	30	1993	15	2,305
FOP	200	30	1993	60	9,220
STP	42	10	1994	4	614
STR	16	10	1994	2	307
TOTALS	2,398			2,170	333,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,170	126.3367	175.61	381,074	1951	2000	0	0	0	12.50	87.50

1 SNGL FAM 100% - 2025 Heated Area: 2089 HX Base Yr 2025



111 S 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1951	1951	3	20	700	
2	0511	GARAGE CB-	0	100	14	26	364.00	SF	40.00	40.00	100	1951	1951	3	20	2,912	
7	0350	CARPORT WD	0	100	19	25	475.00	SF	26.00	26.00	100	2012	2012	3	45	5,558	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		333,440
TOTAL MARKET OB/XF VALUE		9,170
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		562,610
SOH/AGL Deduction		114,510
ASSESSED VALUE		448,100
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		396,689
TOTAL JUST VALUE		562,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		555,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122184	H/AC	3,000	10/23/2012
20121509	RE-ROOF	5,000	07/26/2012
20120953	WIDEN DRIVEWAY	0	05/23/2012
20120859	100 AMP TO GARAGE	2,000	05/15/2012
20120746	REROOF HOUSE & GA	50,000	04/23/2012
20110297	REPAIR/RRF	3,985	03/03/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2732/120	8/13/2024	WD	Q	I	01	665,000
GRANTOR: MORGAN JEFFERY A						
GRANTEE: TAGGART SCOT WILLIA						
1707/0483	10/29/2010	WD	Q	I	01	180,000
GRANTOR: MIDDLEBROOKS CHARLES						
GRANTEE: MORGAN JEFFERY A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 STP=[YR=1994] N6W7S6E7$ W7N9 STR=[YR=1994] E2N8W2 FOP=[YR=1993] W25S8E25N8$ S8$ W25N22W20S38W7 S14E15 FOP=[YR=1993] S3 E12 N3 W4 N3 W5 S3 W3$ E3 N3 E5 S3 E29 N3 E12 N18 $.

LAND DESCRIPTION

TOTAL OB/XF 9,170

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	0003	R-2	100.00	120.00	1.00	LT		1.00	1.00	1.10	200,000.00	220,000.00	220,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/09/2026 BY SYS