LOT 1 LOT 23 (LESS N34 FT) &
LOT 24 (LESS E30 FT)
IN OR 2113/1801

KNIGHT RUSSELL A & SVETLANA A
2905 BILOXI TRAIL
MIDDLEBURG, FL 32068

2026

00-00-31-1690-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

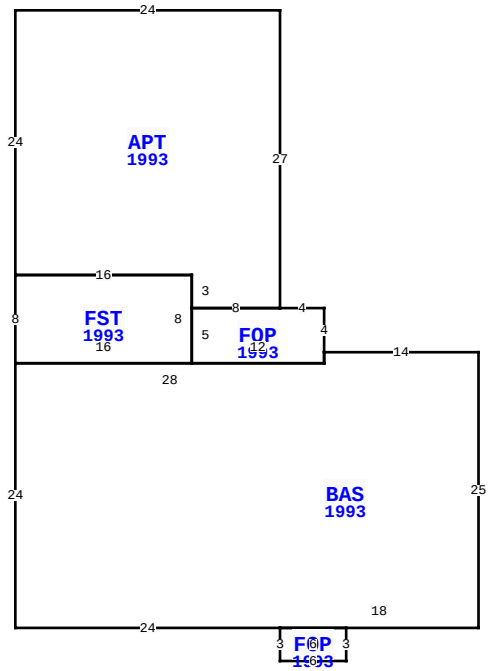
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	0800	MULTI-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
APT	600	100	1993	600	53,230
BAS	1,022	100	1993	1,022	90,668
FOP	18	30	1993	5	443
FOP	60	30	1993	18	1,597
FST	128	55	1993	70	6,210
TOTALS	1,828			1,715	152,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,715	111.0000	154.29	264,607	1940	1940	0	0	0	42.50	57.50

1 DUPLEX 0% - 0 Heated Area: 1622 HX Base Yr



16 N 14TH ST, FERNANDINA BEACH

BLD DATE	07/24/2014 KK	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	152,149
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	337,500
TOTAL MARKET VALUE	489,649
SOH/AGL Deduction	149,445
ASSESSED VALUE	340,204
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,204
TOTAL JUST VALUE	489,649
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	485,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071246	H/AC	3,900	07/06/2007
20060867	REPAIR/RRF	1,800	04/26/2006
7230	REPAIR/RRF	7,000	07/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2113/1801	4/10/2017	WD	U	I	37	142,000
GRANTOR: KNIGHT BRENDA E A/K/A						
GRANTEE: KNIGHT RUSSELL A &						
2086/0284	10/11/2016	QC	U	I	11	100
GRANTOR: KNIGHT BRENDA E						
GRANTEE: KNIGHT BRENDA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] N4 W4 APT=[YR=1993] N27 W24 S24 FST=[YR=1993] S8 E16 N8 W16$ E16 S3 E8$ W8 S5 E12 N1$ S1 W28 S24 E24 FOP=[YR=1993] S3 E6 N3 W6$ E18 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000800	C	MULTI-FAMILY	0	0003	R-1	75.00	200.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							
2	000800	C	MULTI-FAMILY	0	0003	R-1	25.00	100.00	1.00	LT		1.00	1.00	0.50	225,000.00	112,500.00	112,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 337,500 Market: 0 Agricultural: 0 Common: 337,500 PRINTED 07/09/2026 BY SYS