

PEEPLS AMANDA M & VIRGIL C
717 S 14TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0240-0072

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		15	CONC BLOCK 100							0100	01	1,570	99.9600	104.96	164,787	1966	2000	0	0	12.50	87.50	VALUATION BY					STANDARD																	
Roof Structure		03	GABLE/HIP 100							1 SINGLE FAM 100% - 2019										Heated Area: 1568										HX Base Yr 2019					Tax Group: 2					Tax Dist:				
Roof Cover		12	MODULAR MT 100							28 28 30 26 4 4 6 6 BAS 1993 STP 1993															BUILDING MARKET VALUE					144,189														
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE					17,250														
Interior Floor		14	CARPET 80																						TOTAL LAND VALUE - MARKET					210,700														
Interior Floor		08	SHT VINYL 20																						TOTAL MARKET VALUE					372,139														
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction					162,385														
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE					209,754														
Bedrooms			3 100																						TOTAL EXEMPTION VALUE					HX HB 51,411														
Bathrooms			1.5 100																						BASE TAXABLE VALUE					158,343														
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE					372,139														
Stories		1.	1. 100																						NCON VALUE					0														
Units			0 100							INCOME VALUE																																		
BUD8 Adjustme		02	DIST FB 100							PREVIOUS YEAR MKT VALUE					346,477																													
Occupancy		00	NONE 100																																									
Quality		03	Quality Level 03																																									
DOR CODE		0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA				01																																					
NEIGHBORHOOD/LOC		1011.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,568	100	1993	1,568	144,005																																							
STP	24	10	1993	2	184																																							
TOTALS		1,592			1,570	144,189																																						
EXTRA FEATURES						717 S 14TH ST, FERNANDINA BEACH										BLD DATE		07/16/2014		KK	LGL DATE		05/05/2026		MLU																			
																XF DATE																												
																INC 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	0819	CONC 12"	0 100	4 7	28.00 SF		9.50	9.50	100	1966	1966	3	20	53																														
4	0940	SHEDS/PORT	0 100	12 16	192.00 SF		21.30	21.30	100	2007	2007	3	24	982																														
5	0940	SHEDS/PORT	0 100	12 8	96.00 SF		21.30	21.30	100	2007	2007	3	24	491																														
6	0680	POLE SHED	0 100	12 6	72.00 SF		8.00	8.00	100	2012	2012	3	60	346																														
7	1243	WD DECK F	0 100	0 0	909.00 SF		4.00	4.00	100	2009	2009	3	31	1,127																														
8	0510	GARAGE WD-	0 100	18 26	468.00 SF		35.00	35.00	100	2025	2020		87	14,251																														
LAND DESCRIPTION																																												
TOTAL OB/XF															17,250																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-2	86.00	200.00	86.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	210,700																											
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