



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,005	100	1993	1,005	115,693
FOP	75	30	1993	22	2,532
UST	48	45	1993	22	2,532

TOTALS	1,128			1,049	120,759
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	1243	WD DECK F	0	0	4	15			8.00
3	0511	GARAGE CB-	0	0	22	24			40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-1	71.00	230.00	71.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,049	127.1160	133.47	140,010	1977	1997	0	0	0	13.75	86.25	
1 SINGLE FAM 0% - 2026 Heated Area: 1005 HX Base Yr													

702 S 14TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/05/2026	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
2	1243	WD DECK F	0	0	4	15			8.00	100	1998	1998	3	20	96	
3	0511	GARAGE CB-	0	0	22	24			40.00	100	1986	1986	3	44	9,293	

TOTAL OB/XF										9,389						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	0		R-1	71.00	230.00	71.00	FF		1.00	1.00	1.00	2,450.00	2,450.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		120,759			
TOTAL MARKET OB/XF VALUE		9,389			
TOTAL LAND VALUE - MARKET		173,950			
TOTAL MARKET VALUE		304,098			
SOH/AGL Deduction		0			
ASSESSED VALUE		304,098			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		304,098			
TOTAL JUST VALUE		304,098			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		283,418			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033200	REMODEL	1,000	06/05/2003
20010060	XFOB	2,000	01/18/2001
984640-B	REMODEL	3,000	12/10/1998
10565-B	SWIM POOL	3,531	06/25/1997
6742	REPAIR/RRF	1,590	09/19/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2564/0721	5/19/2022	WD	U	I	11	100	
GRANTOR: SAYLORS LEEANNE							
GRANTEE: SAYLORS LEEANNA JEA							
2429/1747	1/28/2021	WD	Q	I	01	230,000	
GRANTOR: HARDEN ARDATH V							
GRANTEE: SAYLORS LEEANNE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 UST=[YR=1993] N6 W8 S6 E8 \$ W24 S25									
FOP=[YR=1993] S5 E15 N5 W15 \$ E15 S5 E21 N30 \$.									