

BLOCK 241 LOTS 103 & 104
IN OR 2175/1454
CITY OF FDNA BEACH

KRAJEWSKI EMILY A
519 S 14TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0241-1030



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	11
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	05
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,266	100	1,266	123,259
FGR	264	55	145	14,117
FOP	8	30	2	194
USP	80	30	24	2,336

TOTALS	1,618		1,437	139,907
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EXTRA FEATURES	
L N	OB/XF CODE
1	0810
2	0810

LAND DESCRIPTION	
L N	USE CODE
1	000100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,437	127.6704	115.22	165,571	1989	1989	0	0	0	15.50	84.50	
1 SINGLE FAM - 100% - 2019													
Heated Area: 1266													
HX Base Yr 2019													

519 S 14TH ST, FERNANDINA BEACH

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

TOTAL OB/XF													
3,746													

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	139,907
TOTAL MARKET OB/XF VALUE	3,746
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	243,653
SOH/AGL Deduction	83,018
ASSESSED VALUE	160,635
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	110,635
TOTAL JUST VALUE	243,653
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110923	SCREEN ENCLOSURE	2,000	06/08/2011
20110739	REPAIR/RRF	5,250	05/13/2011
20034090	H/AC	3,000	11/03/2003
5307	NEW CONSTR	54,600	04/12/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2175/1454	2/05/2018	WD	Q	I	01
GRANTOR: MANDISH PATRICIA HANL					
GRANTEE: KRAJEWSKI EMILY A					
1739/0144	5/12/2011	WD	U	I	38
GRANTOR: FRANSOSO JOSEPH M & L					
GRANTEE: MANDISH PATRICIA HA					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W19 USP=[YR=2013] N8 W10 S8 E10 \$ W11 S30 FGR=[YR=1993] S22 E12 N2 FOP=[YR=1993] E4 N2 W4 S2 \$ N20 W12 \$ E12 S18 E4 S2 E4 S2 E7 N2 E3 N50 \$.	