

BLOCK 246 S82 FT OF LOT 7 &
N8 FT OF LOT 8
IN OR 2334/1716

MANNING CHELESE
509 N 14TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0246-0072



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	18	CEMENT BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1,014	104,977
FEP	312	80	250	25,882
FOP	144	30	43	4,452
FOP	20	30	6	621
TOTALS	1,490		1,313	135,932

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	457.00	SF	6.50	
2	0810	CONCRETE A	0 100	0	0	1,424.00	SF	6.50	
3	0351	CARPORT MT	0 100	18	20	360.00	SF	5.60	
4	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	MU-1	90.00	230.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,313	123.2088	111.20	146,006	1994	2010	0	0	0	6.90	93.10	
1 SINGLE FAM - 100% - 2021 Heated Area: 1014 HX Base Yr 2021													
509 N 14TH ST, FERNANDINA BEACH													

TOTAL OB/XF 13,812													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0 100	0	0	457.00	SF	6.50	6.50	100	1994	1994	3
2	0810	CONCRETE A	0 100	0	0	1,424.00	SF	6.50	6.50	100	1995	1995	3
3	0351	CARPORT MT	0 100	18	20	360.00	SF	5.60	5.60	100	2011	2011	3
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		135,932	
TOTAL MARKET OB/XF VALUE		13,812	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		324,744	
SOH/AGL Deduction		99,448	
ASSESSED VALUE		225,296	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		175,296	
TOTAL JUST VALUE		324,744	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,627	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120923	FENCE 4-6'	0	05/23/2012
20110455	SHED & CARPORT	5,195	03/31/2011
20091308	RE-ROOF	4,000	09/28/2009
9118	XFOB	2,000	06/05/1995
8110	NEW CONSTR	31,000	01/21/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2334/1716	1/17/2020	WD	Q	I	01	295,000	
GRANTOR: SLOANE JOHN T & HELEN							
GRANTEE: MANNING CHELESE							
1726/0087	2/22/2011	WD	Q	I	02	135,000	
GRANTOR: SLOPER MICHAEL E & PA							
GRANTEE: SLOANE JOHN T & HEL							

BUILDING NOTES									

BUILDING DIMENSIONS									
FEP=[YR=2013] W8 FOP=[YR=2009] N4 W5 S4E5\$ W4 BAS=[YR=1994] W39 S26 E13 FOP=[YR=1994] S6E24 N6 W24 \$ E26 N26 \$S26 E12 N26 \$.									