

BLOCK 262 S75 FT OF N106 FT
OF LOT 4 IN OR 2402/1962
CITY OF FDNA BEACH

DEWITT WINIFRED K/DEWITT JONATHAN K
502 S 14TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0262-0041



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	20 FACE BRICK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

NEIGHBORHOOD/LOC		1011.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,325	100
FOP	104	30
TOTALS	1,429	1,356

EXTRA FEATURES	
L N	OB/XF CODE
1	0810
3	0810
4	0810
5	0940
6	0810
7	0911
8	0851

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	AP	NORM
0100	01	1,356	101.9304	91.99	124,738	1977	1977	0	0	15	22.18
1 SINGLE FAM - 100% - 2020											
Heated Area: 1325											
HX Base Yr 2020											
502 S 14TH ST, FERNANDINA BEACH											
BLD DATE 02/04/2015											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

502 S 14TH ST, FERNANDINA BEACH				BLD DATE		02/04/2015		KK	LGL DATE		
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
880.00	SF	6.50	6.50	100	1977	1977	3	29	1,659		
63.00	SF	6.50	6.50	100	1977	1977	3	29	119		
570.00	SF	6.50	6.50	100	1987	1987	3	54.5	2,019		
240.00	SF	30.00	30.00	100	1998	1998	3	20	1,440		
343.00	SF	6.50	6.50	100	1998	1998	3	77	1,717		
288.00	SF	17.50	17.50	100	1999	1999	3	20	1,008		
40.00	SF	0.75	0.75	100	2000	2000	3	80	24		

TOTAL OB/XF												7,986	
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DP	%	TOT	UNIT	ADJ	UNIT	LA
D	ZONE			LND	TYPE	T	TH	COND	ADJ	PRICE		PRICE	VA
03	R-1A	75.00	230.00	75.00	FF		1.00	1.00	1.00	2,000.00		2,000.00	1
									</				

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
78,360											
TOTAL MARKET OB/XF VALUE											
7,986											
TOTAL LAND VALUE - MARKET											
150,000											
TOTAL MARKET VALUE											
236,346											
SOH/AGL Deduction											
87,054											
ASSESSED VALUE											
149,292											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
99,292											
TOTAL JUST VALUE											
236,346											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
190,008											
SALES DATA											
OFF RECORD											
Number											
DATE											
10/02/2020											
QC U I 11											
100											
GRANTOR: DEWITT WINIFRED K											
GRANTEE: DEWITT WINIFRED K &											
2320/0486											
11/09/2019											
WD U I 11											
100											
GRANTOR: YOUNG PATRICIA											
GRANTEE: DEWITT JOHN J & WIN											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W53 S25 E11 FOP=[YR=1993] S4 E26 N4 W26\$ E42											
N25\$.											