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

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

2024

00-00-31-1800-0241-1030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

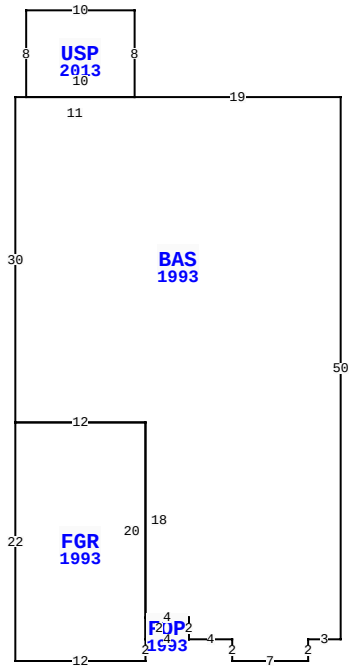
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,266	100	1,266	129,368
FGR	264	55	145	14,817
FOP	8	30	2	205
USP	80	30	24	2,453
TOTALS	1,618		1,437	146,843

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	121.29	174,294	1989	1989	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2019 Heated Area: 1266 HX Base Yr 2019



519 S 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		146,843
TOTAL MARKET OB/XF VALUE		3,613
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		260,456
SOH/AGL Deduction		95,002
ASSESSED VALUE		165,454
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,454
TOTAL JUST VALUE		260,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,653

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	SALE PRICE
2175/1454	2/05/2018	WD	Q	I	01	200,000
GRANTOR: MANDISH PATRICIA HANL						
GRANTEE: KRAJEWSKI EMILY A						
1739/0144	5/12/2011	WD	U	I	38	85,000
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 $.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	0	0	533.00	SF	6.50	6.50	100	1989	1989	3	57	1,975	
2	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	1995	1995	3	70	1,638	

LAND DESCRIPTION

TOTAL OB/XF 3,613

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	SFR	100		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	110,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS