BLOCK 242 LOT 9 &
W1/2 OF SUB G & H OF LOT 10
IN OR 722 PG 793

CITY OF FERNANDINA BEACH/
204 ASH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0242-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

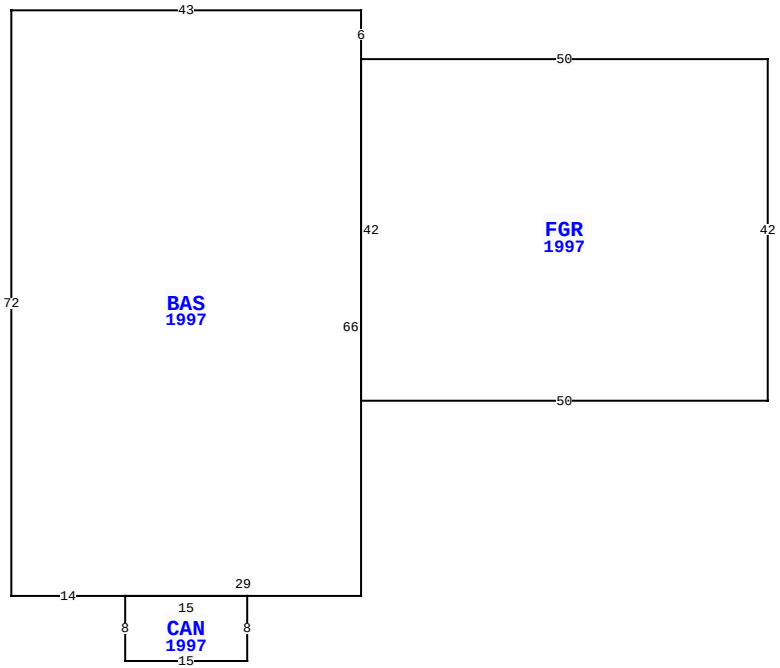
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,096	100	3,096	665,151
CAN	120	30	36	7,734
FGR	2,100	60	1,260	270,700
TOTALS	5,316		4,392	943,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	4,392	137.6595	236.09	1,036,907	1996	1996	0	0	0	9.00	91.00

1 GOVT BLDG – 0% - 0 Heated Area: 3096 HX Base Yr



225 S 14TH ST, FERNANDINA BEACH

BLD DATE	10/09/2020	KK	LGL DATE	
XF DATE	10/09/2020	KK	LAND DATE	10/09/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		993,783
TOTAL MARKET OB/XF VALUE		48,489
TOTAL LAND VALUE - MARKET		394,740
TOTAL MARKET VALUE		1,437,012
SOH/AGL Deduction		556,384
ASSESSED VALUE		880,628
TOTAL EXEMPTION VALUE	04	880,628
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,437,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,358,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200045	XFOB-RETAINING WA	1,000	05/20/2020
20172310	REMODEL	8,000	07/28/2017
20171847	REMODEL	1,000	06/15/2017
20150156	H/AC	2,800	01/26/2015
20141495	GAS	200	07/09/2014
20110917	GAS	1,500	06/08/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0722/0793	1/20/1995	WD	Q	I		104,000
GRANTOR: AMELIA ISLAND FOODS I						
GRANTEE: CITY OF FDNA BEACH						
0566/0867	3/30/1989	WD	U	I	09	260,000
GRANTOR: MASHBURN IMOGENE L						
GRANTEE: AMELIA ISLAND FOODS						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1997] W50 BAS=[YR=1997] N6 W43 S72 E14 CAN=[YR=1997] S8 E15 N8 W15 $ E29 N66 $ S42 E50 N42 $.

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	0812	CONCRETE C	0	0	45	47	2,115.00	SF	4.00	4.00	100	2010	2010	3	91	7,699	
2	0812	CONCRETE C	0	0	36	47	1,692.00	SF	4.00	4.00	100	1996	1996	3	72	4,873	
3	0812	CONCRETE C	0	0	47	36	1,692.00	SF	4.00	4.00	100	1996	1996	3	72	4,873	
4	0810	CONCRETE A	0	0	0	0	990.00	SF	6.50	6.50	100	1996	1996	3	72	4,633	
5	0819	CONC 12"	0	0	6	4	24.00	SF	9.50	9.50	100	1996	1996	3	72	164	
6	0803	ASPHALT C	0	0	0	0	3,370.00	SF	2.00	2.00	100	1996	1996	3	50	3,370	
7	0803	ASPHALT C	0	0	0	0	3,392.00	SF	2.00	2.00	100	1996	1996	3	50	3,392	
8	0803	ASPHALT C	0	0	0	0	9,356.00	SF	2.00	2.00	100	1996	1996	3	50	9,356	
9	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	1996	1996	3	100	800	
11	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	1996	1996	3	79	198	

TOTAL OB/XF 39,358

LAND DESCRIPTION

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	008900	C	MUNICIPAL	0	0006	R-2			39,474.00	SF		1.00	1.00	1.00	10.00	10.00	394,740							

REVIEW DATE 10/09/2020 BY KK Total Acres: 0.91 Total Land Value: 394,740 Market: 0 Agricultural: 0 Common: 394,740 PRINTED 08/06/2024 BY SYS

BLOCK 242 LOT 9 &
W1/2 OF SUB G & H OF LOT 10
IN OR 722 PG 793

CITY OF FERNANDINA BEACH/
204 ASH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0242-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

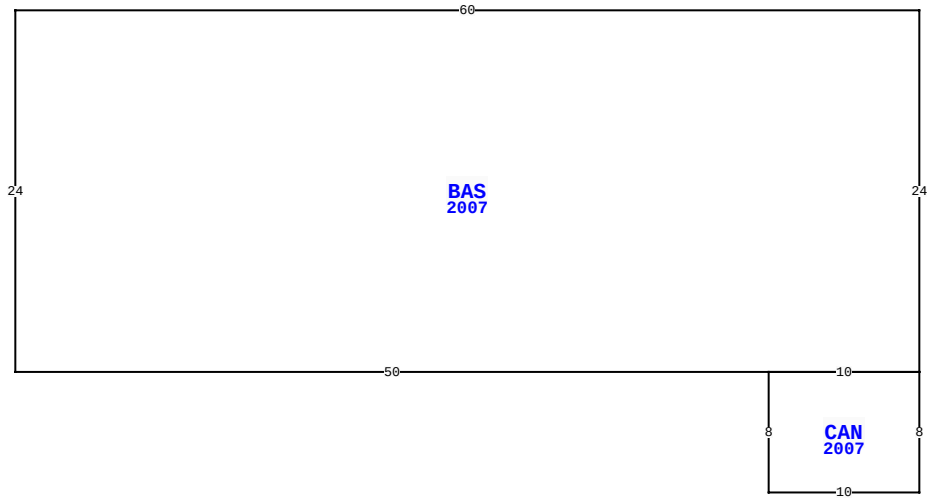
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 60
Interior Wall	04	PLYWOOD 40
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	05	STEEL 100
Story Height		10 100
RMS		6 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8900	MUNICIPAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	49,376
CAN	80	30	24	823
TOTALS	1,520		1,464	50,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,464	89.2244	40.82	59,760	2007	2007	0	0	0	16.00	84.00

2 STOR WAREH – 0% - 0 Heated Area: 1440 HX Base Yr



BLD DATE	10/09/2020	KK	LGL DATE
XF DATE	10/09/2020	KK	LAND DATE 10/09/2020 KK
INC DATE			AG DATE

225 S 14TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
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TOTAL MARKET VALUE		1,437,012
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ASSESSED VALUE		880,628
TOTAL EXEMPTION VALUE	04	880,628
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,437,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,358,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110451	ELEC OTHER	18,000	03/31/2011
20070441	REMODEL	1,200	03/13/2007
20062781	ELEC OTHER	1,000	12/21/2006
20061026	SIGN	0	05/15/2006
20060094	XFOB	0	01/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0722/0793	1/20/1995	WD	Q	I		104,000
GRANTOR: AMELIA ISLAND FOODS I						
GRANTEE: CITY OF FDNA BEACH						
0566/0867	3/30/1989	WD	U	I	09	260,000
GRANTOR: MASHBURN IMOGENE L						
GRANTEE: AMELIA ISLAND FOODS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W60S24E50CAN=[YR=2007] S8E10 N8W10$E10N24$.

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
12	0446	BOX FNC 6'	0	0	0	0	125.00	LF	20.00	20.00	100	1996	1996	3	20	500	
13	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1996	1996	3	39	117	
14	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	100	1996	1996	3	20	250	
15	0810	CONCRETE A	0	0	13	8	104.00	SF	6.50	6.50	100	2007	2007	3	88	595	
16	0649	LIGHTS-GD	0	0	0	0	1.00	SF	225.00	225.00	100	1996	1996	3	20	45	
17	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	2007	2007	3	31	87	
18	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	1996	1996	3	40	3,036	
19	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	2007	2007	3	31	372	
20	0810	CONCRETE A	0	0	58	5	290.00	SF	6.50	6.50	100	2007	2007	3	88	1,659	
21	0810	CONCRETE A	0	0	20	8	160.00	SF	6.50	6.50	100	2007	2007	3	88	915	

TOTAL OB/XF 7,576

LAND DESCRIPTION

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

REVIEW DATE 10/09/2020 BY KK Total Acres: 0.91 Total Land Value: 394,740 Market: 0 Agricultural: 0 Common: 394,740 PRINTED 08/06/2024 BY SYS

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2024

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MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

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TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	10/09/2020	KK
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NASSAU COUNTY PROPERTY

PAGE 3 of 3 2

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0566/0867	3/30/1989	WD	U	I	09	260,000
GRANTOR: MASHBURN IMOGENE L						
GRANTEE: AMELIA ISLAND FOODS						

BUILDING NOTES

BUILDING DIMENSIONS

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
22	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2007	2007	3	72	648	
23	0450	PREFAB FNC	0	0	0	0	84.00	LF	12.00	12.00	100	2020	2020	3	90	907	

LAND DESCRIPTION

TOTAL OB/XF 1,555

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

REVIEW DATE 10/09/2020 **BY** KK Total Acres: 0.91 Total Land Value: 394,740 Market: 0 Agricultural: 0 Common: 394,740 **PRINTED** 08/06/2024 BY SYS