

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

2024

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,325	100	1,325	80,162
FOP	104	30	31	1,876
TOTALS	1,429		1,356	82,037

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	10	88	880.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	57	10	570.00	SF	6.50	6.50	
4	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	
5	0810	CONCRETE A	0	100	0	0	343.00	SF	6.50	6.50	
6	0911	SCRN RM A	0	100	12	24	288.00	SF	17.50	17.50	
7	0851	PATIO STON	0	100	10	4	40.00	SF	0.75	0.75	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	R-1	75.00	230.00	75.00	FF	

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	96.83	131,301	1977	1977	0	0	15	22.52
1 SINGLE FAM - 100% - 2020											
Heated Area: 1325											
HX Base Yr 2020											
502 S 14TH ST, FERNANDINA BEACH											
BLD DATE 02/04/2015 KK LGL DATE 03/18/2024 MLU											
XF DATE											
INC DATE											

L N	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	10	88	880.00	SF	6.50	6.50	100	1977	1977	3	28	1,602	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	1977	1977	3	28	115	
3	0810	CONCRETE A	0	100	57	10	570.00	SF	6.50	6.50	100	1987	1987	3	52	1,927	
4	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	1998	1998	3	20	1,440	
5	0810	CONCRETE A	0	100	0	0	343.00	SF	6.50	6.50	100	1998	1998	3	75	1,672	
6	0911	SCRN RM A	0	100	12	24	288.00	SF	17.50	17.50	100	1999	1999	3	20	1,008	
7	0851	PATIO STON	0	100	10	4	40.00	SF	0.75	0.75	100	2000	2000	3	79	24	

TOTAL OB/XF											
7,788											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	R-1	75.00	230.00	75.00	FF	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
82,037											
TOTAL MARKET OB/XF VALUE											
7,788											
TOTAL LAND VALUE - MARKET											
165,000											
TOTAL MARKET VALUE											
254,825											
SOH/AGL Deduction											
101,054											
ASSESSED VALUE											
153,771											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
103,771											
TOTAL JUST VALUE											
254,825											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
236,346											

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
2402/1962	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											
BAS=[YR=1993] W53 S25 E11 FOP=[YR=1993] S4 E26 N4 W26\$ E42 N25\$.											

BUILDING DIMENSIONS											
BAS=[YR=1993] W53 S25 E11 FOP=[YR=1993] S4 E26 N4 W26\$ E42 N25\$.											