

BLOCK 262 S1/2 OF LOT 5
IN OR 1203/496
CITY OF FDNA BEACH

FILLET-GENTRY TRUST/FILLET DAVID E TRUSTEE
2200 MARAVILLA DRIVE
LOS ANGELES, CA 90068

2024

00-00-31-1800-0262-0052



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 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	912	100	912	90,515
STP	12	10	1	99
STP	20	10	2	199

TOTALS	944		915	90,813
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	874.00	SF	6.50
2	0810	CONCRETE A	0	0	0	0	678.00	SF	6.50
3	0681	POLE SHED	0	0	10	11	110.00	SF	9.90
4	0940	SHEDS/PORT	0	0	11	12	132.00	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	0	0003	R-1	86.00	230.00	86.00

REVIEW DATE	05/31/2019	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	915	117.7200	111.83	102,324	1954	2000	0	0	11.25	88.75
1 SINGLE FAM - 0% - 0 Heated Area: 912 HX Base Yr											
STP 2009 BAS 1993 STP 2009											

514 S 14TH ST, FERNANDINA BEACH	BLD DATE 04/03/2014	KK	LGL DATE	03/18/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG 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	0	0	0	874.00	SF	6.50	6.50	100	1991	1991	3	62	3,522	
2	0810	CONCRETE A	0	0	0	0	678.00	SF	6.50	6.50	100	1954	1954	3	20	881	
3	0681	POLE SHED	0	0	10	11	110.00	SF	9.90	9.90	100	1998	1998	3	26	283	
4	0940	SHEDS/PORT	0	0	11	12	132.00	SF	30.00	30.00	100	1998	1998	3	20	792	

TOTAL OB/XF													5,478		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
03	R-1	86.00	230.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	1			

Total Acres: 0.00	Total Land Value: 189,200	Market: 0	Agricultural: 0	Common: 189,200
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				90,813	
TOTAL MARKET OB/XF VALUE				5,478	
TOTAL LAND VALUE - MARKET				189,200	
TOTAL MARKET VALUE				285,491	
SOH/AGL Deduction				105,629	
ASSESSED VALUE				179,862	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				179,862	
TOTAL JUST VALUE				285,491	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				264,363	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090928	REMODEL	5,000	07/01/2009
7359	REPAIR/RRF	1,300	10/12/1992
2308	CHNGE SRVC	800	01/10/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1203/0496	1/22/2004	WD	Q	I		120,000	
GRANTOR: D'AMICO ALBERT D							
GRANTEE: GENTRY FREDERICK J							
0852/1118	10/16/1998	WD	Q	I		75,000	
GRANTOR: HOOPER JONATHAN E & C							
GRANTEE: D'AMICO ALBERT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W38S6 STP=[YR=2009] W3S4E3 N4\$ S18E15									
STP=[YR=2009] S4E5N4W5\$ E23N24\$.									