LOT 24
EVERETT ACRES PB 5/11

SMITH MELISSA A
1414 IAN DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0220-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

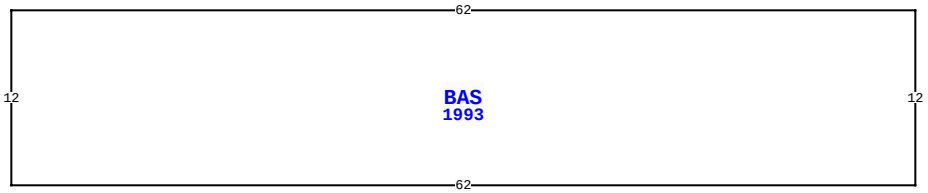
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	1993	744	18,040
TOTALS	744			744	18,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	744	86.6000	69.28	51,544	1975	1997	0	0	0	65.00	35.00

1 M/H 93- – 0% - 0 Heated Area: 744 HX Base Yr



1414 IAN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	18,040
TOTAL MARKET OB/XF VALUE	146
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	118,186
SOH/AGL Deduction	60,646
ASSESSED VALUE	57,540
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,540
TOTAL JUST VALUE	118,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/1113	5/28/2025	WD	Q	I	01	200,000
GRANTOR: DONAHUE TONY LYNN &						
GRANTEE: SMITH MELISSA A						
2049/0133	5/24/2016	WD	Q	I	01	38,000
GRANTOR: MIXON RAY B JR & JANI						
GRANTEE: DONAHUE TONY LYNN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S12 E62 N12 $.

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	1242	WD DECK A	0	0	0	0	73.00	SF	10.00	10.00	100	1994	1994	3	20	146	

LAND DESCRIPTION

TOTAL OB/XF 146

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	RES	0		RSF-	2100.00	51.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 07/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS