PT OF LOTS 65 & 66
IN OR 1808/1208
SUB PT OF SEC 4 PB 0/59

LAMPSON BRIDGET ASHLEY
2649 S 14TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-0740-0065-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

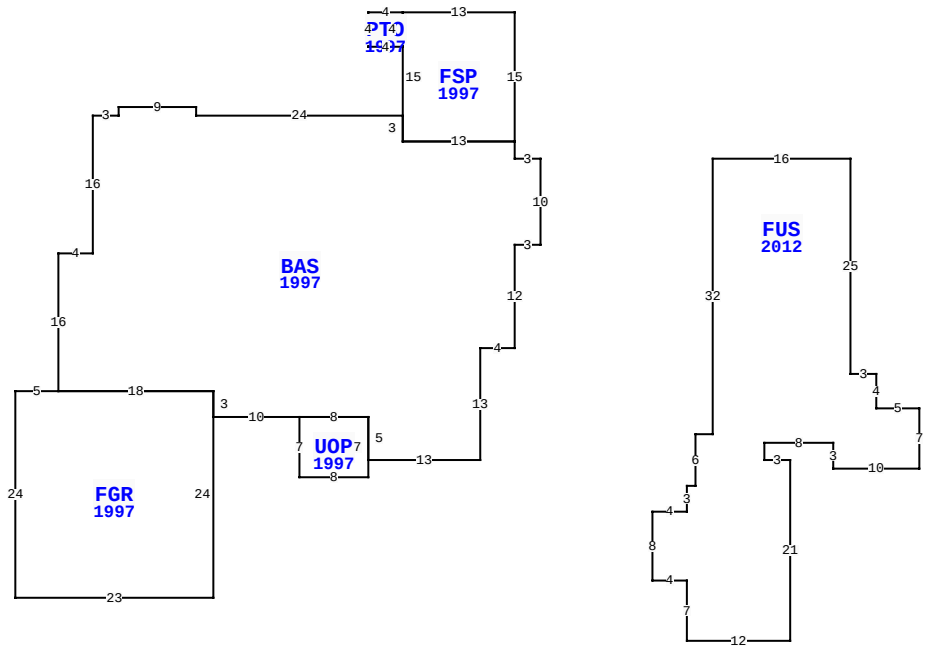
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	1997	1,770	232,890
FGR	552	55	1997	304	39,999
FSP	195	40	1997	78	10,263
FUS	901	100	2012	901	118,550
PTO	16	5	1997	1	132
UOP	56	20	1997	11	1,447
TOTALS	3,490			3,065	403,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,065	101.8440	160.91	493,189	1997	1997	0	0	0	18.23	81.77

1 SFR CUST – 100% - 2013 Heated Area: 2671 HX Base Yr 2013



2649 S 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		403,281
TOTAL MARKET OB/XF VALUE		4,453
TOTAL LAND VALUE - MARKET		875,385
TOTAL MARKET VALUE		1,283,119
SOH/AGL Deduction		890,582
ASSESSED VALUE		392,537
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		341,815
TOTAL JUST VALUE		1,283,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,224,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226416	COMP BONUS	2,000	09/03/2012
B9603442	NEW CONSTR	130,000	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1808/1208	8/21/2012	WD	U	I	17	350,500
GRANTOR: THE SALVATION ARMY						
GRANTEE: LAMPSON BRIDGET ASH						
1746/1605	6/07/2011	TD	U	I	11	100
GRANTOR: DESTEFANIS JOHN L TRU						
GRANTEE: THE SALVATION ARMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W3 N2 FSP=[YR=1997] N15 W13 PTO=[YR=1997] W4 S4 E4 N4 $ S15 E13 $ W13 N3 W24 N1 W9 S1 W3 S16 W4 S16 FGR=[YR=1997] W5 S24 E23 N24 W18 $ E18 S3 E10 UOP=[YR=1997] S7 E8 N7 W8 $ E8 S5 E13 N13 E4 N12 E3 N10 $ PTR=E20 FUS=[YR=2012] E16 S25 E3 S4 E5 S7 W10N3 W8 S2 E3 S21 W12 N7 W4 N8 E4 N3 E1 N6 E2 N32$ W20$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580	
2	0811	CONCRETE B	0	100	30	20	600.00	SF	5.20	5.20	100	1997	1997	3	72	2,246	
3	0810	CONCRETE A	0	100	0	0	134.00	SF	6.50	6.50	100	1997	1997	3	72	627	

LAND DESCRIPTION

TOTAL OB/XF 4,453

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	100		RSF-2	0.00	0.00	3.97	AC		1.00	1.00	0.70	315,000.00	220,500.00	875,385							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.97 Total Land Value: 875,385 Market: 0 Agricultural: 0 Common: 875,385 PRINTED 07/30/2025 BY SYS