PT OF LOT 4 IN OR 2575/559
(EX PT IN OR 605/680 &
OR 746/1718)

NASSAU COUNTY MENTAL HEALTH ALCHOHOLISM & DRUG ABU
1541 SOUTH 14TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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

1535 S 14TH ST, FERNANDINA BEACH

BLD DATE	01/23/2018	KK	LGL DATE	04/16/2025 DC
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,263
TOTAL LAND VALUE - MARKET	357,975
TOTAL MARKET VALUE	359,238
SOH/AGL Deduction	0
ASSESSED VALUE	359,238
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,238
TOTAL JUST VALUE	359,238
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/0559	6/30/2022	WD	Q	V	01	495,000
GRANTOR: EPPLEY ERIC & ANGEL						
GRANTEE: NASSAU COUNTY MENTA						
2377/1559	7/21/2020	WD	Q	V	01	300,000
GRANTOR: CRAWFORD RICHARD A &						
GRANTEE: EPPLEY ERIC & ANGEL						

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
1	0430	CL FNC 6B	0	0	0	0	310.00	LF	9.70	9.70	100	1998	1998	3	42	1,263	

LAND DESCRIPTION

TOTAL OB/XF 1,263

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	001001	C	V CM/XFOBT	0	0003	C-2	114.00	234.00	23,865.00	SF		1.00	1.00	1.00	15.00	15.00	357,975							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.55 Total Land Value: 357,975 Market: 0 Agricultural: 0 Common: 357,975 PRINTED 07/30/2025 BY SYS