BLOCK 2 LOT 1
IN OR 835/845
EGAN MEADOWS #1 PB 3/45

APPLEWHITE JAMES H
1108 N 14TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1240-0002-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 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	02	Quality Level 02

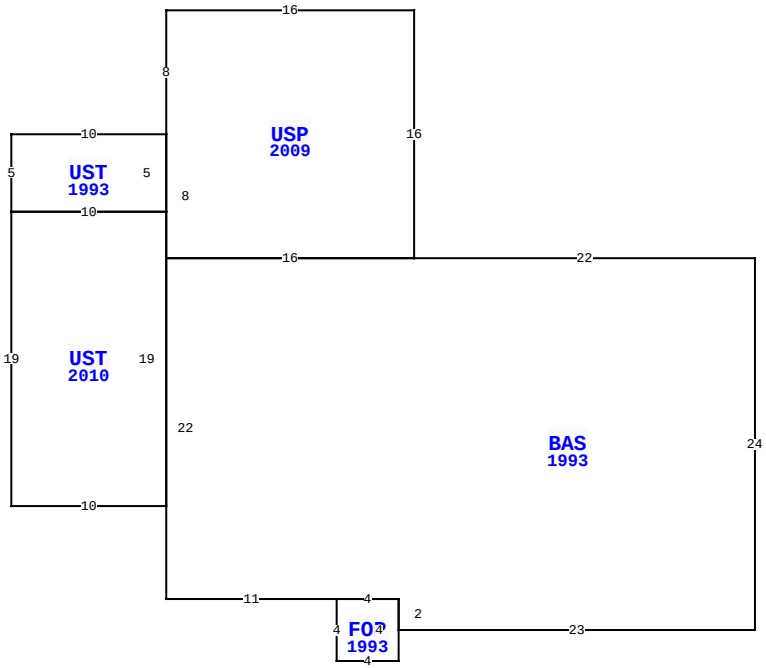
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	882	100	1993	882	78,674
FOP	16	30	1993	5	446
USP	256	30	2009	77	6,868
UST	50	45	1993	22	1,963
UST	190	45	2010	86	7,671
TOTALS	1,394			1,072	95,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,072	103.7210	103.72	111,188	1955	1995	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2021 Heated Area: 882 HX Base Yr 2021



1108 N 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		95,622
TOTAL MARKET OB/XF VALUE		4,368
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		279,990
SOH/AGL Deduction		145,480
ASSESSED VALUE		134,510
TOTAL EXEMPTION VALUE	HX HB VX WR VP	90,237
BASE TAXABLE VALUE		44,273
TOTAL JUST VALUE		279,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100843	REMODEL	840	05/20/2010
20090510	XFOB	12,000	04/27/2009
20090213	REMODEL	1,400	02/18/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0835/0845	5/28/1998	WD	Q	I		45,000

GRANTOR: COSSON MARION D FLANN
GRANTEE: APPLEWHITE JAMES H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 USP=[YR=2009] N16 W16 S8 UST=[YR=1993] W10S5 UST=[YR=2010] S19 E10 N19W10$ E10N5$S8 E16$ W16S22 E11 FOP=[YR=1993] S4E4N4W4$ E4S2E23 N24$.

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	0350	CARPORT WD	0	100	20	24	480.00	SF	26.00	26.00	100	2009	2009	3	35	4,368	

LAND DESCRIPTION

TOTAL OB/XF 4,368

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	0006	R-1	79.00	130.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 09/19/2022 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS