BLOCK 2 LOT 3
IN OR 999/1227
EGAN MEADOWS 1 PB 3/45

GREESON JENNIFER A
1114 N 14TH ST
FERNANDINA BEACH, FL 32023

2025

00-00-31-1240-0002-0030

BUILDING CHARACTERISTICS

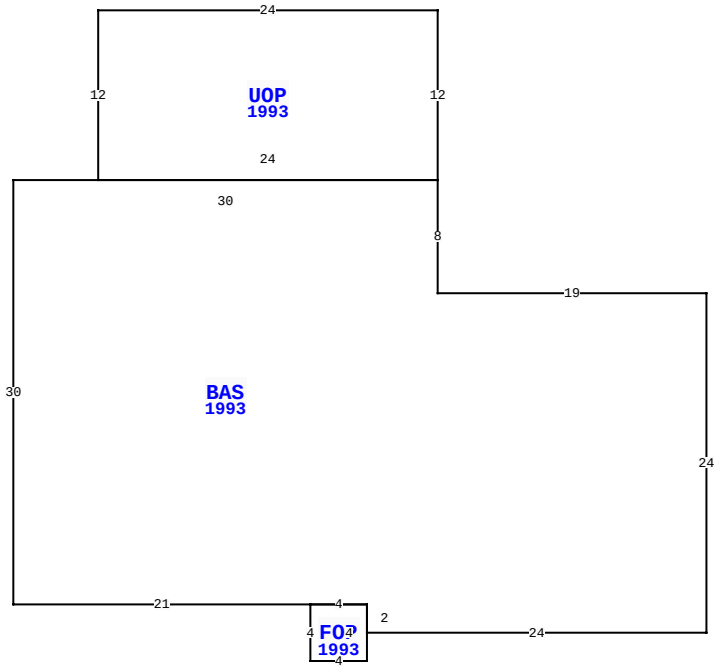
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,366	100	1993	1,366	107,755
FOP	16	30	1993	5	394
UOP	288	20	1993	58	4,575
TOTALS	1,670			1,429	112,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,429	110.4480	110.45	157,833	1955	1980	0	0	0	28.58	71.42

1 SINGLE FAM – 100% - 2002 Heated Area: 1366 HX Base Yr 2002



1114 N 14TH ST, FERNANDINA BEACH

BLD DATE	07/21/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		112,724
TOTAL MARKET OB/XF VALUE		5,283
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		298,007
SOH/AGL Deduction		179,574
ASSESSED VALUE		118,433
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		62,711
TOTAL JUST VALUE		298,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060566	REPAIR/RRF	1,500	03/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0999/1227	7/26/2001	WD	Q	I		89,000
GRANTOR: ROGERS MICHAEL D & JA						
GRANTEE: GREESON JENNIFER A						
0826/1020	3/17/1998	WD	Q	I		62,900
GRANTOR: HARRIS REGIS C & DORI						
GRANTEE: ROGERS MICHAEL D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N8 UOP=[YR=1993] N12 W24 S12 E24$ W30 S30 E21 FOP=[YR=1993] S4 E4 N4 W4$ E4 S2 E24 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	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1980	1980	3	20	1,200	
2	0681	POLE SHED	0	100	20	20	400.00	SF	7.50	7.50	100	1993	1993	3	20	600	
3	0810	CONCRETE A	0	100	53	7	371.00	SF	6.50	6.50	100	1970	1970	3	20	482	
4	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	1987	1987	3	49.5	309	
5	0810	CONCRETE A	0	100	0	0	560.00	SF	6.50	6.50	100	1995	1995	3	68	2,475	
6	1241	WD DECK G	0	100	14	5	70.00	UT	11.50	11.50	100	2000	2000	3	27	217	

LAND DESCRIPTION

TOTAL OB/XF 5,283

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	80.00	130.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 09/11/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS