BLOCK 2 LOT 6
IN OR 1573/1148
EGAN MEADOWS #1 PB 3/45

RUCKDESCHEL PETER R
10 NORTH 14TH PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1240-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

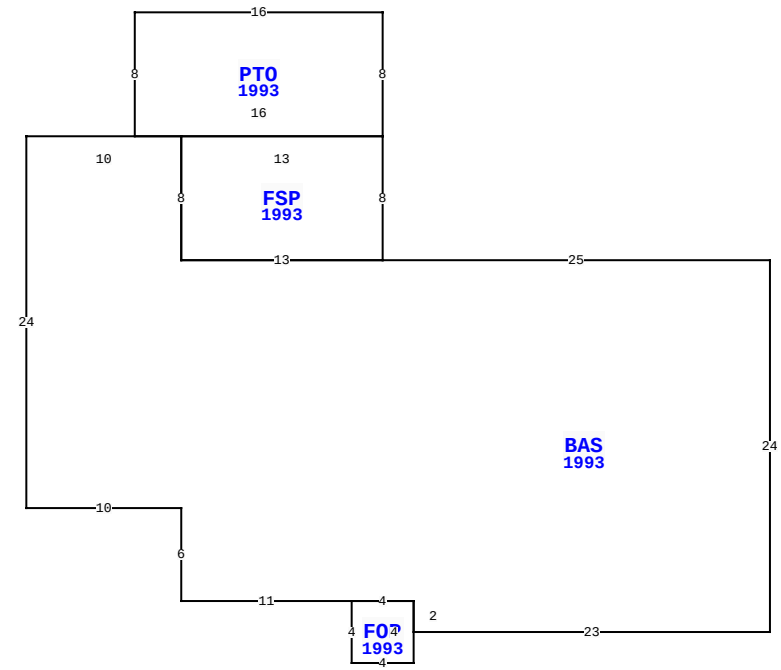
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,122	100	1993	1,122	67,601
FOP	16	30	1993	5	301
FSP	104	40	1993	42	2,531
PTO	128	5	1993	6	361
TOTALS	1,370			1,175	70,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,175	103.8800	103.88	122,059	1955	1955	0	0	0	42.00	58.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1122 HX Base Yr 2023



10 N 14TH PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		70,794
TOTAL MARKET OB/XF VALUE		1,449
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		252,243
SOH/AGL Deduction		725
ASSESSED VALUE		251,518
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		200,796
TOTAL JUST VALUE		252,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/1148	6/25/2008	WD	Q	I		105,000
GRANTOR: CLEMENTS BENJAMIN L						
GRANTEE: RUCKDESCHEL PETER R						
1548/1330	1/30/2008	WD	Q	I	06	100
GRANTOR: TURNER ANNETTE M						
GRANTEE: CLEMENTS BENJAMIN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 FSP=[YR=1993] N8 PTO=[YR=1993] N8W16S8E16$ W13S8E13$ W13N8W10S24 E10S6E11 FOP=[YR=1993] S4E4N4W4$ E4S2E23N24$.

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	0810	CONCRETE A	0	100	0	0	285.00	SF	6.50	6.50	100	1955	1955	3	20	371	
2	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	1955	1955	3	20	70	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2009	2009	3	35	1,008	

LAND DESCRIPTION

TOTAL OB/XF 1,449

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	73.00	133.00	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