BLOCK 2 LOT 7
IN OR 1621/1991
EGAN MEADOWS 1 PB 3/45

BENDIG JON BRYAN
14 NORTH 14TH PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1240-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

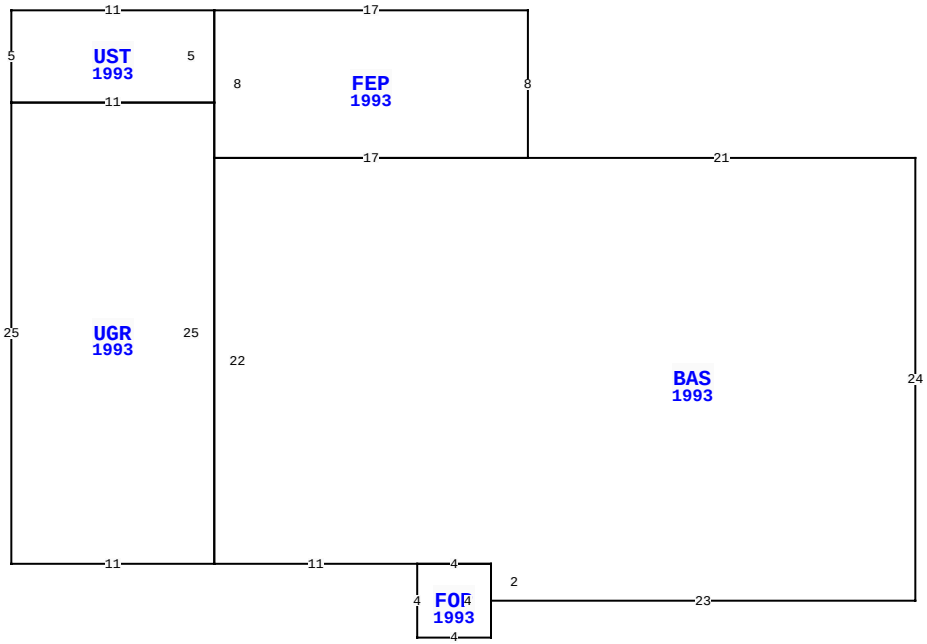
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	882	100	1993	882	91,014
FEP	136	80	1993	109	11,247
FOP	16	30	1993	5	516
UGR	275	45	1993	124	12,795
UST	55	45	1993	25	2,580
TOTALS	1,364			1,145	118,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,145	116.6000	116.60	133,507	1956	2000	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 2010 Heated Area: 882 HX Base Yr 2010



14 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		118,154
TOTAL MARKET OB/XF VALUE		1,641
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		299,795
SOH/AGL Deduction		199,518
ASSESSED VALUE		100,277
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,555
TOTAL JUST VALUE		299,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040914	H/AC	3,000	05/17/2004
7746	REPAIR/RRF	1,800	06/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1621/1991	6/01/2009	WD	Q	I	01	129,500
GRANTOR: MEGER BRUCE E						
GRANTEE: BENDIG JON BRYAN						
1233/0230	5/25/2004	WD	Q	I		129,000
GRANTOR: STURGES DANIEL D & CA						
GRANTEE: MEGER BRUCE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 FEP=[YR=1993] N8 W17 UST=[YR=1993] W11 S5
UGR=[YR=1993] S25 E11 N25W11$ E11N5$ S8E17$ W17 S22 E11
FOP=[YR=1993] S4 E4 N4W4$ E4 S2 E23 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	0810	CONCRETE A	0	100	19	7	220.00	SF	6.50	6.50	100	1956	1956	3	20	286	
2	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	1956	1956	3	20	74	
3	0810	CONCRETE A	0	100	14	10	140.00	SF	6.50	6.50	100	1980	1980	3	30	273	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2004	2004	3	21	1,008	

LAND DESCRIPTION

TOTAL OB/XF 1,641

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	98.00	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