LOT 34
IN OR 1260/183 & OR 1879/703
OAK GROVE PLACE PB 3/2

MCDONALD EVELYN C/KOLINSKY HEATHER M
112 S 14TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1480-0034-0000

BUILDING CHARACTERISTICS

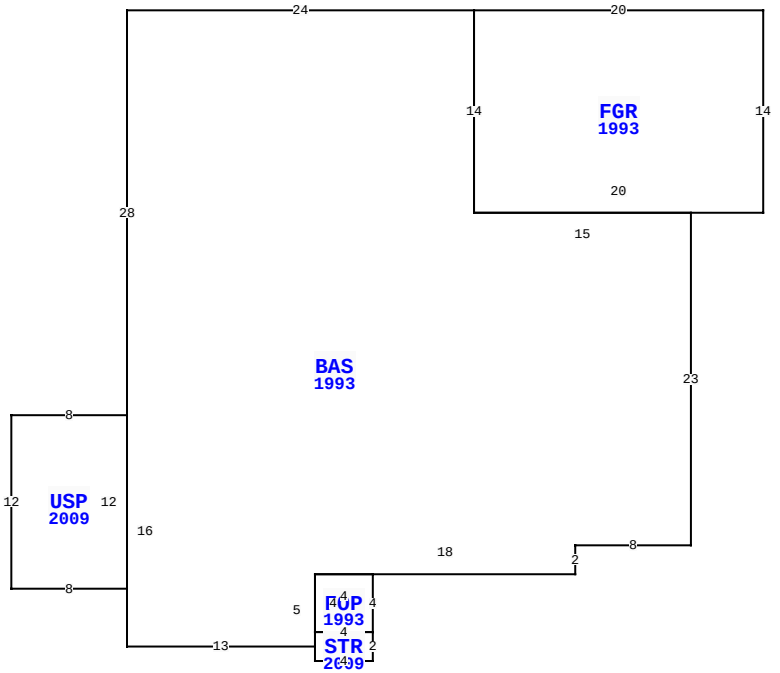
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	07	ASB SHNGLE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	1993	1,360	114,120
FGR	280	55	1993	154	12,922
FOP	16	30	1993	5	419
STR	8	10	2009	1	84
USP	96	30	2009	29	2,434
TOTALS	1,760			1,549	129,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,549	105.0600	105.06	162,738	1943	1990	0	0	0	20.13	79.87

1 SINGLE FAM – 100% - 2007 Heated Area: 1360 HX Base Yr 2007



112 S 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

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	22	8	176.00	SF	6.50	6.50	100	1988	1988	3	52	595	
2	0810	CONCRETE A	0	100	16	23	368.00	SF	6.50	6.50	100	1943	1943	3	20	478	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1943	1943	3	20	700	
4	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	1991	1991	3	59.5	93	
5	0810	CONCRETE A	0	100	4	14	56.00	SF	6.50	6.50	100	2009	2009	3	89	324	
6	0851	PATIO STON	0	100	11	8	88.00	SF	1.50	1.50	100	2009	2009	3	89	117	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		129,979
TOTAL MARKET OB/XF VALUE		2,307
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		332,286
SOH/AGL Deduction		199,663
ASSESSED VALUE		132,623
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,901
TOTAL JUST VALUE		332,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091647	H/AC	4,250	12/03/2009
20072234	REPAIR/RRF	6,600	12/14/2007
20032740	REMODEL	3,000	03/21/2003
20032704	ELEC OTHER	2,000	03/17/2003
2004568	XFOB	1,000	12/21/2000
6488B	ADDITION	300	04/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1879/0703	6/04/2013	QC	U	I	11	100
GRANTOR: KOLINSKY PAUL G						
GRANTEE: MCDONALD EVELYN C &						
1260/0183	9/17/2004	WD	Q	I		160,000
GRANTOR: PENNER KATHLEEN B						
GRANTEE: MCDONALD EVELYN ETA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 BAS=[YR=1993] W24 S28 USP=[YR=2009] W8S12E8N12$ S16 E13 STR=[YR=2009] S1E4N2 FOP=[YR=1993] N4 W4 S4E4$W4S1$ N5 E18 N2 E8 N23 W15 N14 $ S14E20 N14$.

LAND DESCRIPTION

TOTAL OB/XF 2,307

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	0003	R-1	70.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS