BLOCK 15 LOTS 9 11 12 13 & 7
IN OR 2085/1143
OLD TOWN

MACHADO RONALD F
314 NEW ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1580-0015-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

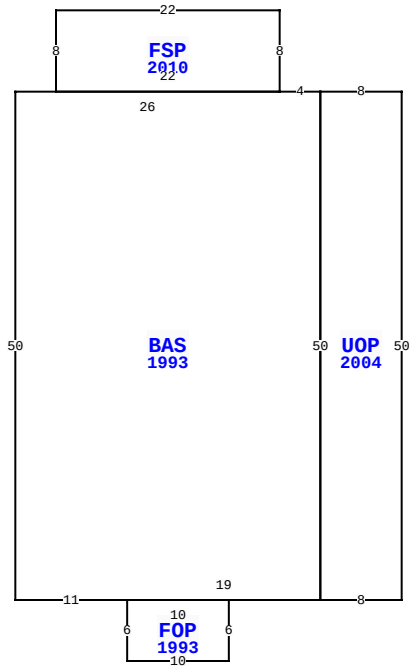
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1993	1,500	187,643
FOP	60	30	1993	18	2,252
FSP	176	40	2010	70	8,757
UOP	400	20	2004	80	10,008
TOTALS	2,136			1,668	208,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HS	NORM	% COND
0100	01	1,668	127.0000	127.00	211,836	1930	2000	0	0	-10	11.50	98.50

1 SINGLE FAM – 100% - 2005 Heated Area: 1500 HX Base Yr 2005



314 NEW ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		208,658
TOTAL MARKET OB/XF VALUE		8,892
TOTAL LAND VALUE - MARKET		591,354
TOTAL MARKET VALUE		808,904
SOH/AGL Deduction		568,994
ASSESSED VALUE		239,910
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		189,188
TOTAL JUST VALUE		808,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		742,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052920	REMODEL	1,000	10/26/2005
20042363	CHNGE SRVC	1,000	12/15/2004
20042261	REPAIR/RRF	5,000	12/03/2004
20041802	REMODEL	12,000	10/06/2004
20033872	H/AC	2,000	09/23/2003
20032838	FOUNDATION	10,000	04/04/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2085/1143	11/17/2016	WD	U	I	16	250,000
GRANTOR: BORNS PATRICIA L						
GRANTEE: MACHADO RONALD F						
1330/1170	7/05/2005	QC	Q	V	01	100
GRANTOR: BORNS PATRICIA &						
GRANTEE: BORNS PATRICIA L &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2004] W8 BAS=[YR=1993] W4 FSP=[YR=2010] N8 W22 S8 E22 $ W26 S50 E11 FOP=[YR=1993] S6 E10 N6 W10$ E19 N50 $ S50 E8 N50$.

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	0825	BRICK	0	100	9	5	45.00	SF	12.50	12.50	100	1988	1988	3	83	467	
2	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2005	2005	3	22	53	
3	1242	WD DECK A	0	100	5	4	20.00	SF	10.00	10.00	100	2005	2005	3	22	44	
4	0825	BRICK	0	100	9	6	54.00	SF	12.50	12.50	100	2005	2005	3	96	648	
5	0825	BRICK	0	100	30	7	210.00	SF	12.50	12.50	100	2005	2005	3	96	2,520	
6	0825	BRICK	0	100	10	9	90.00	SF	12.50	12.50	100	2005	2005	3	96	1,080	
7	0825	BRICK	0	100	0	0	340.00	SF	12.50	12.50	100	2005	2005	3	96	4,080	

LAND DESCRIPTION

TOTAL OB/XF 8,892

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	0010	OT-1	93.00	140.00	93.20	FF		1.00	1.00	0.90	4,700.00	4,230.00	394,236							
2	000100	C	RES	100	0010	OT-1	47.00	47.00	46.60	FF		1.00	1.00	0.90	4,700.00	4,230.00	197,118							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 591,354 Market: 0 Agricultural: 0 Common: 591,354 PRINTED 07/30/2025 BY SYS