LOT 16
IN OR 1957/1311
PHOENIX WALK PB 5/55

WALDRON MARGARET K &/MILLER MARY B
14 ZACHARY CT
FERNANDINA BEACH, FL 32034-4336

2025

00-00-31-1635-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

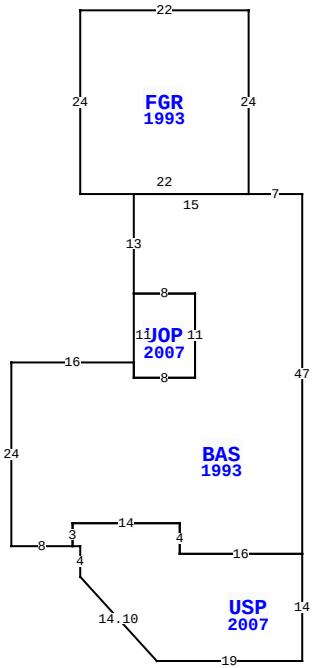
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1074.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,282	100	1993	1,282	168,034
FGR	528	55	1993	290	38,011
UOP	88	20	2007	18	2,359
USP	406	30	2007	122	15,990
TOTALS	2,304			1,712	224,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,712	163.8420	163.84	280,494	1984	1984	0	0	0	20.00	80.00

1 TOWNHOUSE - 100% - 1996 Heated Area: 1282 HX Base Yr 1996



14 ZACHARY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		224,395
TOTAL MARKET OB/XF VALUE		6,210
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		555,605
SOH/AGL Deduction		386,395
ASSESSED VALUE		169,210
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		113,488
TOTAL JUST VALUE		555,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1957/1311	1/12/2015	QC	U	I	11	100
GRANTOR: WALDRON MARGARET K						
GRANTEE: WALDRON MARGARET K						
0677/1150	3/25/1993	WD	Q	I	01	100
GRANTOR: WALDRON & KIEFER						
GRANTEE: WALDRON & KIEFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FGR=[YR=1993] N24 W22 S24 E22$ W15 S13
UOP=[YR=2007] S11 E8 N11 W8$ E8 S11 W8 N2 W16 S24 E8
USP=[YR=2007] E1 S4 R10 D11 E19 N14 W16 N4 W14 S3$ N3 E14 S4 E16 N47$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0801	ASPHALT A	0	100	0	0	63.00	SF	3.00	3.00	100	1984	1984	3	50	95	
3	0845	KOOL DECK	0	100	0	0	318.00	SF	7.25	7.25	100	2002	2002	3	80	1,844	
4	0855	CONC PAVER	0	100	0	0	271.00	SF	10.00	10.00	100	2002	2002	3	80	2,168	
5	1126	CB/STC 8"	0	100	0	0	65.00	SF	8.00	8.00	100	1984	1984	3	41	213	

LAND DESCRIPTION

TOTAL OB/XF 6,210

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	000310	C	TOWNHOUSE	100		R-1	39.00	109.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS