LOT N 50 FT OF 3
IN OR 1809/1767
SORENSEN TERRACE REPLAT

DIPIETRO CARL & BRENDA
24 N 14TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1690-0003-0000

BUILDING CHARACTERISTICS

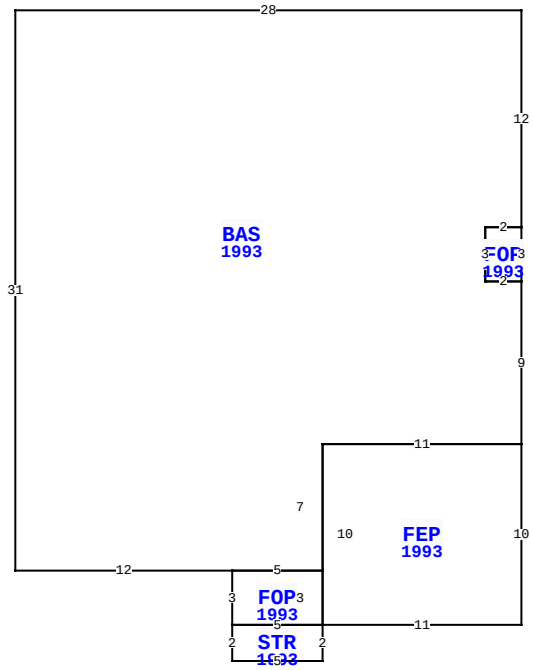
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	20	. 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	785	100	1993	785	67,805
FEP	110	80	1993	88	7,601
FOP	6	30	1993	2	173
FOP	15	30	1993	4	346
STR	10	10	1993	1	86
TOTALS	926			880	76,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	880	115.9380	115.94	102,027	1957	1985	0	0	0	25.50	74.50

1 SINGLE FAM – 100% - 2021 Heated Area: 785 HX Base Yr 2021



24 N 14TH ST, FERNANDINA BEACH

BLD DATE	09/03/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 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		76,010
TOTAL MARKET OB/XF VALUE		2,608
TOTAL LAND VALUE - MARKET		202,500
TOTAL MARKET VALUE		281,118
SOH/AGL Deduction		89,142
ASSESSED VALUE		191,976
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,254
TOTAL JUST VALUE		281,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141278	12X21CPT	695	06/16/2014
990397	ELEC OTHER	0	05/11/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1809/1767	8/20/2012	WD	Q	I	02	92,000
GRANTOR: SPARKMAN KAY H & FAY						
GRANTEE: DIPIETRO CARL & BRE						
0324/0319	10/01/1980	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	18	2	36.00	SF	6.50	6.50	100	1980	1980	3	30	70	
2	0510	GARAGE WD-	0	100	20	11	220.00	SF	35.00	35.00	100	1960	1960	3	20	1,540	
3	0351	CARPORT MT	0	100	21	12	252.00	SF	6.60	6.60	100	2014	2014	3	60	998	

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S31 E12FOP=[YR=1993] S3 STR=[YR=1993] S2E5N2 FEP=[YR=1993] E11 N10 W11 S10$ W5$ E5N3W5$ E5N7E11N9 FOP=[YR=1993] N3W2S3E2$ W2N3E2N12$.

LAND DESCRIPTION

TOTAL OB/XF 2,608

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	50.00	100.00	1.00	LT		1.00	1.00	0.90	225,000.00	202,500.00	202,500							

REVIEW DATE 08/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 202,500 Market: 0 Agricultural: 0 Common: 202,500 PRINTED 07/30/2025 BY SYS