

LOT S 55 FT OF N 59 FT OF 8
IN OR 2382/402
SORENSEN TERRACE REPLAT

DEANE AMANDA A L/E/
112 N 14TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1690-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	14	WD SHINGLE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,293	100	1993	1,293	126,140
TOTALS	1,293			1,293	126,140

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	10	30	300.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	10	16	160.00	SF	6.50	6.50	
3	1242	WD DECK A	0	100	9	7	63.00	SF	10.00	10.00	
4	1242	WD DECK A	0	100	14	24	336.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	R-1	55.00	100.00	1.00	LT	

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,293	118.2480	118.25	152,897	1942	1985	0	0	0 17.50	82.50

1 SINGLE FAM - 100% - 2020Heated Area: 1293HX Base Yr 2020

112 N 14TH ST, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/08/2025MLU

TOTAL OB/XF											
1,463											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		126,140	
TOTAL MARKET OB/XF VALUE		1,463	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		307,603	
SOH/AGL Deduction		144,466	
ASSESSED VALUE		163,137	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		112,415	
TOTAL JUST VALUE		307,603	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		296,802	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141841	BATHREM	10,000	08/20/2014
20080254	OTHER	650	02/20/2008
20032413	REPAIR/RRF	2,000	01/28/2003
984635	REPAIR/RRF	1,200	12/10/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2382/0402	8/04/2020	LE U	I	I	11	100	
GRANTOR: DEANE AMANDA A							
GRANTEE: DIETZ LILLY E							
1894/0025	12/11/2013	SW Q	I	I	01	137,000	
GRANTOR: FEDERAL HOME LOAN MOR							
GRANTEE: DEANE AMANDA A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W10 N31 W24 S42 E9 S7 E25 N18 \$.											

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS