BLOCK 37 LOT S1/2 OF 2
CITY OF FDNA BEACH

MEADE MATTHEW & KATHARINE
13385 SAWPIT ROAD
JACKSONVILLE, FL 32226

2025

00-00-31-1800-0037-0022

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

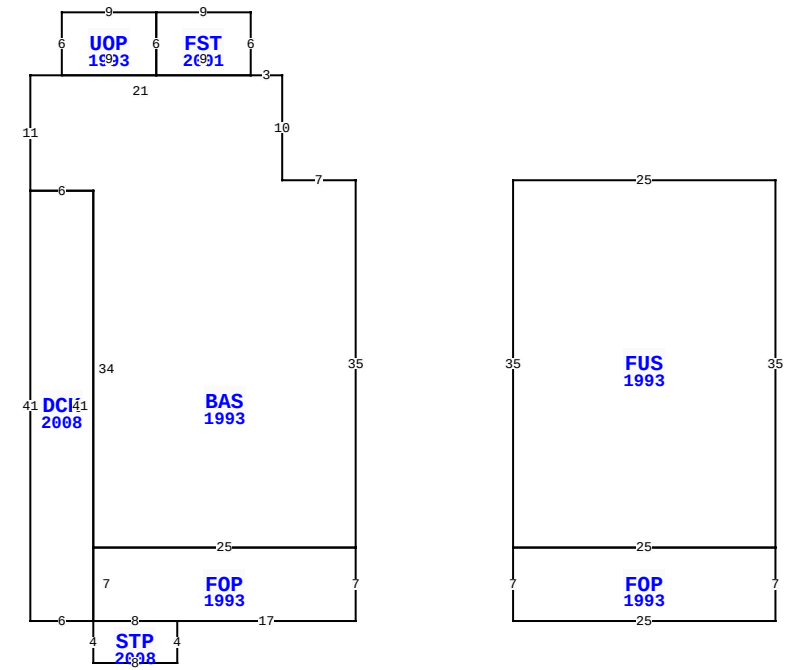
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,121	100	1993	1,121	197,188
DCK	246	10	2008	25	4,398
FOP	175	30	1993	52	9,147
FOP	175	30	1993	52	9,147
FST	54	55	2001	30	5,277
FUS	875	100	1993	875	153,916
STP	32	10	2008	3	528
UOP	54	20	1993	11	1,935
TOTALS	2,732			2,169	381,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HS	NORM	% COND
0500	01	2,169	121.0104	191.20	414,713	1900	1900	0	0	-30	38.00	92.00

1 SFR CUST – 0% - 2024 Heated Area: 1996 HX Base Yr



14 S 6TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2025 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	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	800	
2	1242	WD DECK A	0	0	10	12	120.00	SF	12.50	12.50	100	1989	1989	3	20	300	
3	0825	BRICK	0	0	0	0	83.00	SF	6.25	6.25	100	1960	1960	3	36.6	190	
4	0510	GARAGE WD-	0	0	12	20	240.00	SF	35.00	35.00	100	1960	1960	3	20	1,680	
5	0810	CONCRETE A	0	0	8	14	112.00	SF	6.50	6.50	100	1992	1992	3	62	451	
6	0810	CONCRETE A	0	0	5	14	70.00	SF	6.50	6.50	100	1992	1992	3	62	282	
7	1242	WD DECK A	0	0	7	4	28.00	SF	10.00	10.00	100	2001	2001	3	20	56	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	381,536
TOTAL MARKET OB/XF VALUE	3,759
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	685,295
SOH/AGL Deduction	6,600
ASSESSED VALUE	678,695
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	678,695
TOTAL JUST VALUE	685,295
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	616,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131780	REMACCSTRUC	1,000	07/26/2013
20111207	REPLACE SEWER LIN	4,179	07/25/2011
20072204	REPLACE 1ST FL.PO	800	12/10/2007
20071704	H/AC	3,500	09/10/2007
5305	XFOB	250	04/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2613/0093	1/12/2023	WD	Q	I	01	747,000
GRANTOR: MADDOX ALEXANDRA C						
GRANTEE: MEADE MATTHEW & KAT						
2207/0337	6/29/2018	WD	Q	I	01	450,000
GRANTOR: PAYNE GLORIA						
GRANTEE: MADDOX ALEXANDRA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N10 W3 FST=[YR=2001] N6 W9 UOP=[YR=1993] W9 S6 E9 N6$ S6 E9$ W21 S11 DCK=[YR=2008] S41 E6 STP=[YR=2008] S4 E8 N4 FOP=[YR=1993] E17 N7 W25 S7 E8$ W8$N41 W6$ E6 S34 E25 N35$ PTR=E15 FUS=[YR=1993] E25 S35 FOP=[YR=1993] S7 W25 N7 E25$ W25 N35$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 3,759

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	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	60.00	60.00	300,000							

REVIEW DATE 06/16/2025 BY HS Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS