BLK 143 N1/2 OF LOT 8
CITY OF FDNA BEACH S/D OF
SEC 23-3N-28E UNR

ROMANO MICHELE L/E/
914 ELM STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0143-0081

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	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	TYP WD 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

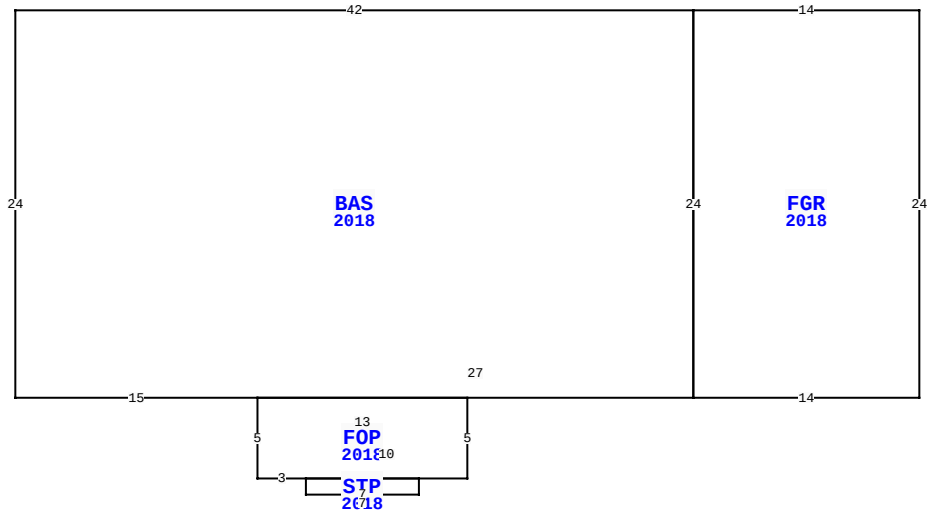
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	2018	1,008	154,497
FGR	336	55	2018	185	28,355
FOP	65	30	2018	20	3,065
STP	7	10	2018	1	153
TOTALS	1,416			1,214	186,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,214	119.0910	157.20	190,841	2018	2018	0	0	0	2.50	97.50

2 SNGL FAM – 100% - 2019 Heated Area: 1008 HX Base Yr 2019



914 ELM 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		186,070
TOTAL MARKET OB/XF VALUE		5,898
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		326,968
SOH/AGL Deduction		143,953
ASSESSED VALUE		183,015
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,293
TOTAL JUST VALUE		326,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173718	CO ISSUED	0	05/23/2018
20173718	NEW CONSTR	134,243	11/29/2017
20160380	DEMOLITION	7,950	02/15/2016
4900	REPAIR/RRF	1,200	06/16/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2461/1562	5/03/2021	LE	U	I	11	100
GRANTOR: ROMANO MICHELE						
GRANTEE: ROMANO MARK LIAM						
2366/0898	6/05/2020	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: ROMANO MICHELE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W14 BAS=[YR=2018] W42 S24 E15 FOP=[YR=2018] S5 E3 STP=[YR=2018] S1 E7 N1 W7$ E10 N5 W13$ E27 N24$ S24 E14 N24$.

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	0811	CONCRETE B	0	100	0	0	1,022.00	SF	5.20	5.20	100	2018	2018	3	97	5,155	
2	0810	CONCRETE A	0	100	0	0	189.00	SF	6.50	6.50	100	1980	1980	3	30	369	
3	1242	WD DECK A	0	100	0	0	48.00	SF	10.00	10.00	100	2018	2018	3	78	374	

LAND DESCRIPTION

TOTAL OB/XF 5,898

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		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS