BLOCK 213 S 72 FT OF E 100
FT OF LOT 1 EX E 30 FT
IN OR 1184/1943

MITCHELL SPENCER & BEVERLY A
814 DIVISION ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0213-0014

BUILDING CHARACTERISTICS

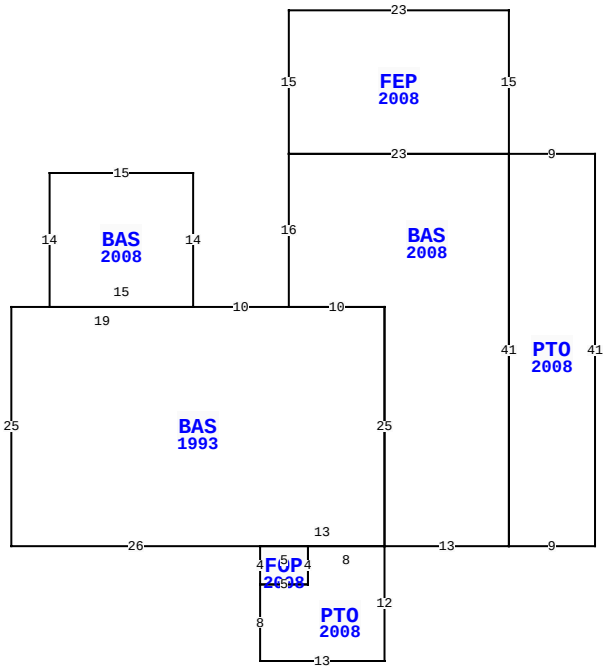
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	04	BUILT-UP 20
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100	1993	975	89,607
BAS	210	100	2008	210	19,300
BAS	693	100	2008	693	63,690
FEP	345	80	2008	276	25,366
FOP	20	30	2008	6	551
PTO	136	5	2008	7	643
PTO	369	5	2008	18	1,654
TOTALS	2,748			2,185	200,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,185	107.3443	107.34	234,538	1981	1995	0	0	0	14.38	85.62

1 SINGLE FAM – 100% - 0 Heated Area: 1878 HX Base Yr 2004



814 DIVISION ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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		200,811
TOTAL MARKET OB/XF VALUE		6,052
TOTAL LAND VALUE - MARKET		194,400
TOTAL MARKET VALUE		401,263
SOH/AGL Deduction		279,214
ASSESSED VALUE		122,049
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,327
TOTAL JUST VALUE		401,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101036	REPAIR/RRF	3,000	06/22/2010
20071416	XFOB	2,000	07/31/2007
20060596	REPAIR/RRF	2,500	03/23/2006
20060501	CHNGE SRVC	1,200	03/13/2006
19990808	OTHER	750	07/12/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1184/1943	10/30/2003	WD	Q	I	01	30,000
GRANTOR: TAYLER BEVERLY N/K/A						
GRANTEE: MITCHELL SPENCER &						
0342/0233	8/01/1981	WD	Q	V		33,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2008] W9 FEP=[YR=2008] N15W23S15 E23$ BAS=[YR=2008] W23S16 BAS=[YR=1993] W10 BAS=[YR=2008] N14W15S14E15$W19 S25E26 FOP=[YR=2008] S4 PTO=[YR=2008] S8 E13 N12W8S4W5$ E5N4W5$ E13N25 W10$ E10S25E13N41$ S41E9N41$.

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	49	20	980.00	SF	6.50	6.50	100	2016	2016	3	95	6,052	

LAND DESCRIPTION

TOTAL OB/XF 6,052

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	0006	R-2	72.00	100.00	72.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	194,400							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 194,400 Market: 0 Agricultural: 0 Common: 194,400 PRINTED 07/30/2025 BY SYS