BLK 237 LOT 8,FRACL LOT 7 &
& PT LOT 3 OF CITY OF FDNA
BEACH S/D OF SEC 24-3N-28E UNR

JOHNSON PAMELA W
95084 TURTLE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0237-0071

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

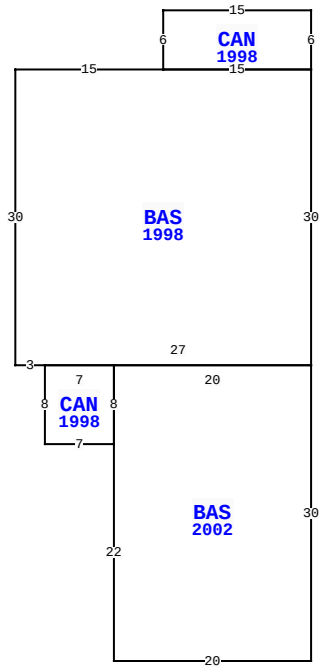
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	02	ROLL COMP 40
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Common Wall		61 100
Story Height		14 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	1998	900	24,710
BAS	600	100	2002	600	16,474
CAN	56	30	1998	17	467
CAN	90	30	1998	27	741
TOTALS	1,646			1,544	42,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2704	04	1,544	43.5488	42.24	65,219	1998	1998	0	0	0	35.00	65.00

2 VEH SALE/R – 0% - 2024 Heated Area: 1500 HX Base Yr



1505 S 14TH ST, FERNANDINA BEACH

BLD DATE	04/25/2019	KK	LGL DATE		
XF DATE	04/25/2019	KK	LAND DATE	04/23/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	595,467
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	595,467
SOH/AGL Deduction	0
ASSESSED VALUE	595,467
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	595,467
TOTAL JUST VALUE	595,467
NCON VALUE	0
INCOME VALUE	595,467
PREVIOUS YEAR MKT VALUE	595,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017894	CHNGE SRVC	0	03/01/2001
10501	NEW CONSTR	5,000	05/22/1997
M951140	H/AC	0	05/01/1995
M951109	H/AC	0	04/01/1995
B9501778	NEW CONSTR	84,600	03/01/1995
B9501752	XFOB	7,714	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/69	9/05/2023	PR	U	I	19	100
GRANTOR: JOHNSON PAMELA W AS P						
GRANTEE: JOHNSON PAMELA W						
2653/1086	7/07/2023	PR	U	I	19	100
GRANTOR: JOHNSON PAMELA W AS P						
GRANTEE: JOHNSON PAMELA W						

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	0803	ASPHALT C	0	0	0	0	7,100.00	SF	2.00	2.00	100	1980	1980	3	50	7,100	
2	0810	CONCRETE A	0	0	8	17	136.00	SF	6.50	6.50	100	1980	1980	3	30	265	
3	0811	CONCRETE B	0	0	64	9	576.00	SF	5.20	5.20	100	1980	1980	3	30	899	
4	0811	CONCRETE B	0	0	24	30	720.00	SF	5.20	5.20	100	1980	1980	3	30	1,123	
5	0811	CONCRETE B	0	0	20	27	540.00	SF	5.20	5.20	100	1980	1980	3	30	842	
6	0812	CONCRETE C	0	0	0	0	3,343.00	SF	4.00	4.00	100	1980	1980	3	30	4,012	
7	0810	CONCRETE A	0	0	5	9	45.00	SF	6.50	6.50	100	1993	1993	3	64	187	
8	0811	CONCRETE B	0	0	61	13	793.00	SF	5.20	5.20	100	1993	1993	3	64	2,639	
9	0810	CONCRETE A	0	0	8	20	160.00	SF	6.50	6.50	100	1993	1993	3	64	666	
10	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1993	1993	3	30	270	

BUILDING DIMENSIONS

CAN=[YR=1998] W15 S6 BAS=[YR=1998] W15 S30 E3 CAN=[YR=1998] S8 E7 BAS=[YR=2002] S22 E20 N30 W20 S8$ N8 W7$ E27 N30 W15$ E15 N6$.

LAND DESCRIPTION

TOTAL OB/XF 18,003

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	002700	C	AUTO SALES	0	0003	C-2	200.00	230.00	56,455.00	SF		1.00	1.00	0.85	15.00	12.75	719,801							

REVIEW DATE 04/25/2019 BY KK Total Acres: 1.30 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLK 237 LOT 8,FRACL LOT 7 &
& PT LOT 3 OF CITY OF FDNA
BEACH S/D OF SEC 24-3N-28E UNR

JOHNSON PAMELA W
95084 TURTLE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0237-0071

BUILDING CHARACTERISTICS

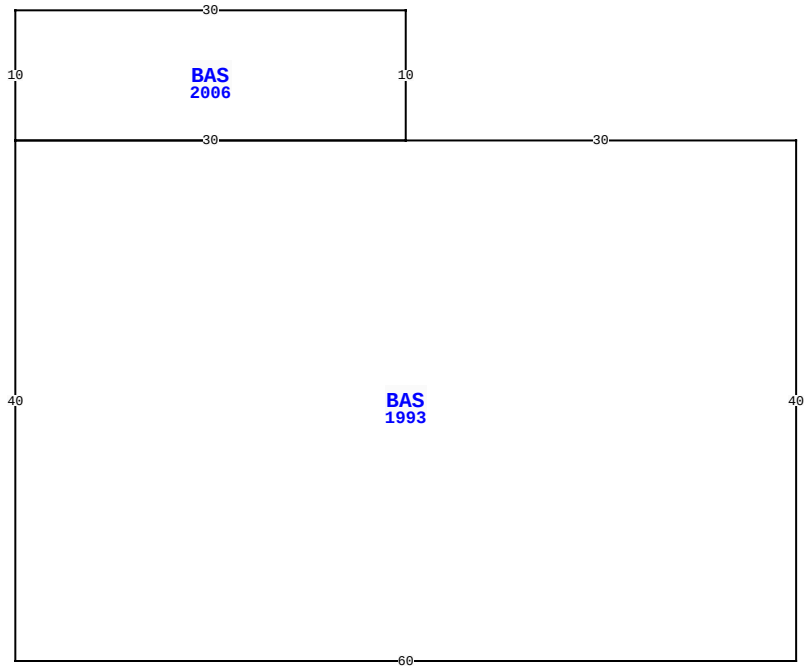
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	05	STEEL 100
Story Height		11 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	1993	2,400	97,663
BAS	300	100	2006	300	12,208
TOTALS	2,700			2,700	109,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2704	04	2,700	79.9053	77.51	209,277	1993	1993	0	0	0	47.50	52.50

3 VEH SALE/R – 0% - 2024 Heated Area: 2700 HX Base Yr



BLD DATE	04/25/2019	KK	LGL DATE
XF DATE	04/25/2019	KK	LAND DATE 04/23/2025 DC
INC DATE			AG DATE

1505 S 14TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	595,467
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	595,467
SOH/AGL Deduction	0
ASSESSED VALUE	595,467
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	595,467
TOTAL JUST VALUE	595,467
NCON VALUE	0
INCOME VALUE	595,467
PREVIOUS YEAR MKT VALUE	595,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0674	XFOB	5,000	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2666/69	9/05/2023	PR	U	I	19	100
GRANTOR: JOHNSON PAMELA W AS P						
GRANTEE: JOHNSON PAMELA W						
2653/1086	7/07/2023	PR	U	I	19	100
GRANTOR: JOHNSON PAMELA W AS P						
GRANTEE: JOHNSON PAMELA W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 BAS=[YR=2006] N10 W30 S10 E30$ W30 S40 E60 N40$.

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
11	0803	ASPHALT C	0	0	0	0	2,440.00	SF	2.00	2.00	100	1995	1995	3	50	2,440	
12	0810	CONCRETE A	0	0	20	9	180.00	SF	6.50	6.50	100	1995	1995	3	68	796	
13	0811	CONCRETE B	0	0	20	30	600.00	SF	5.20	5.20	100	1998	1998	3	73	2,278	
14	0423	CL FNC 5'	0	0	0	0	225.00	LF	8.22	8.22	100	1995	1995	3	32	592	
15	0431	CL FNC 8B	0	0	0	0	92.00	LF	12.50	12.50	100	1995	1995	3	32	368	
16	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	1995	1995	3	32	280	
17	0446	BOX FNC 6'	0	0	0	0	257.00	LF	24.00	24.00	100	2002	2002	3	20	1,234	
18	0431	CL FNC 8B	0	0	0	0	31.00	LF	12.50	12.50	100	2002	2002	3	55	213	
19	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	2002	2002	3	55	481	
20	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2005	2005	3	64	1,990	

TOTAL OB/XF 10,672

LAND DESCRIPTION

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

REVIEW DATE 04/25/2019 BY KK Total Acres: 1.30 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLK 237 LOT 8,FRACL LOT 7 &
& PT LOT 3 OF CITY OF FDNA
BEACH S/D OF SEC 24-3N-28E UNR

JOHNSON PAMELA W
95084 TURTLE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0237-0071

BUILDING CHARACTERISTICS

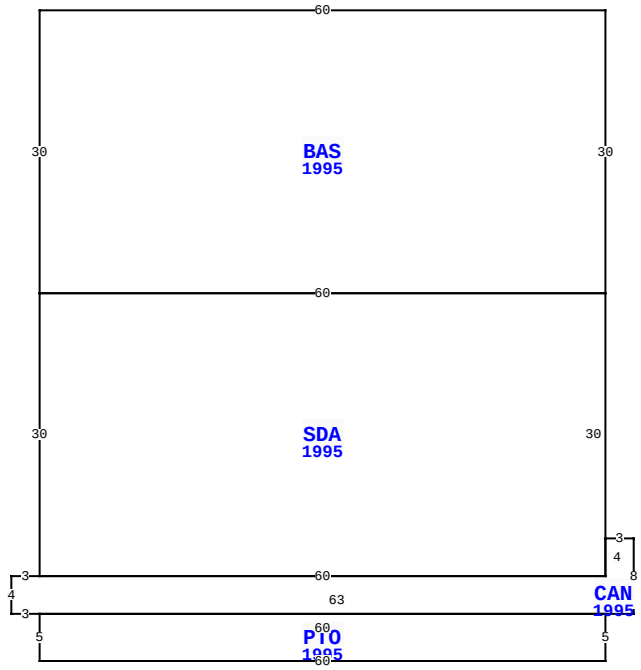
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1995	1,800	83,457
CAN	276	30	1995	83	3,848
PTO	300	5	1995	15	695
SDA	1,800	110	1995	1,980	91,803
TOTALS	4,176			3,878	179,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2704	04	3,878	82.4103	79.94	310,007	1995	1995	0	0	0	42.00	58.00

4 VEH SALE/R – 0% - 2024 Heated Area: 3600 HX Base Yr



1505 S 14TH ST, FERNANDINA BEACH

BLD DATE	04/25/2019	KK	LGL DATE	
XF DATE	04/25/2019	KK	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 3 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	595,467
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	595,467
SOH/AGL Deduction	0
ASSESSED VALUE	595,467
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	595,467
TOTAL JUST VALUE	595,467
NCON VALUE	0
INCOME VALUE	595,467
PREVIOUS YEAR MKT VALUE	595,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/69	9/05/2023	PR	U	I	19	100
GRANTOR: JOHNSON PAMELA W AS P						
GRANTEE: JOHNSON PAMELA W						
2653/1086	7/07/2023	PR	U	I	19	100
GRANTOR: JOHNSON PAMELA W AS P						
GRANTEE: JOHNSON PAMELA W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W60 S30 SDA=[YR=1995] S30 CAN=[YR=1995] W3 S4 E3 PTO=[YR=1995] S5 E60 N5 W60$ E63 N8 W3 S4 W60$ E60 N30 W60$ E60 N30$.

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
21	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2005	2005	3	64	640	

LAND DESCRIPTION

TOTAL OB/XF 640

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

REVIEW DATE 04/25/2019 BY KK Total Acres: 1.30 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS