

BLOCK 238 LOT 9
IN OR 708/1572
CITY OF FDNA BEACH

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

00-00-31-1800-0238-0090



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 70			
Exterior Wall	17	CB STUCCO 30			
Roof Structure	01	FLAT 100			
Roof Cover	04	BUILT-UP 100			
Interior Wall	04	PLYWOOD 50			
Interior Wall	05	DRYWALL 50			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		12 100			
Frame	03	MASONRY 100			
Story Height		10 100			
RMS		9 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	ONE-FAMILY Level 03			
DOR CODE		8600 COUNTY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC		1010.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,487	100	1993	1,487	41,847
CAN	56	30	1993	17	478
TOTALS	1,543			1,504	42,326

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1701	04	1,504	100.1490	140.71	211,628	1971	1971	0	0	0	80.00	20.00	
1 OFFICE - 0% - 0 Heated Area: 1487 HX Base Yr													
BAS 1993													
CAN 1993													
1015 S 14TH ST, FERNANDINA BEACH													
BLD DATE	01/13/2022	KK	LGL DATE										
XF DATE	01/13/2022	KK	LAND DATE										
INC DATE			AG DATE										
01/13/2022 KK													

EXTRA FEATURES							1015 S 14TH ST, FERNANDINA BEACH				INC DATE						AG DATE	
L N	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	0	39	7	273.00	SF	5.20	5.20	100	1971	1971	3	21	298		
2	0810	CONCRETE A	0	0	0	0	400.00	SF	6.50	6.50	100	1971	1971	3	21	546		
3	0810	CONCRETE A	0	0	20	12	242.00	SF	6.50	6.50	100	2000	2000	3	77	1,211		
4	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1980	1980	3	20	90		
5	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1998	1998	3	42	653		
6	0811	CONCRETE B	0	0	31	25	775.00	SF	5.20	5.20	100	2000	2000	3	77	3,103		
7	0810	CONCRETE A	0	0	0	0	99.00	SF	6.50	6.50	100	2000	2000	3	77	495		

LAND DESCRIPTION										TOTAL OB/XF							6,396	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
1	008600	C	COUNTY	0		MU-1			39,560.00	SF		1.00	1.00	1.00	7.50	7.50	2	
REVIEW DATE		01/13/2022		BY KK		Total Acres: 0.91			Total Land Value: 296,700				Market: 0		Agricultural: 0			

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		42,326		
TOTAL MARKET OB/XF VALUE		6,396		
TOTAL LAND VALUE - MARKET		296,700		
TOTAL MARKET VALUE		345,422		
SOH/AGL Deduction		77,980		
ASSESSED VALUE		267,442		
TOTAL EXEMPTION VALUE		03	267,442	
BASE TAXABLE VALUE		0		
TOTAL JUST VALUE		345,422		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		346,011		