BLOCK 240 S86 FT OF E200 FT OF
LOT 8
IN OR 2128/1361

COX SYLVIA KATHERINE LEMONS
709 S 14TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0240-0083

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

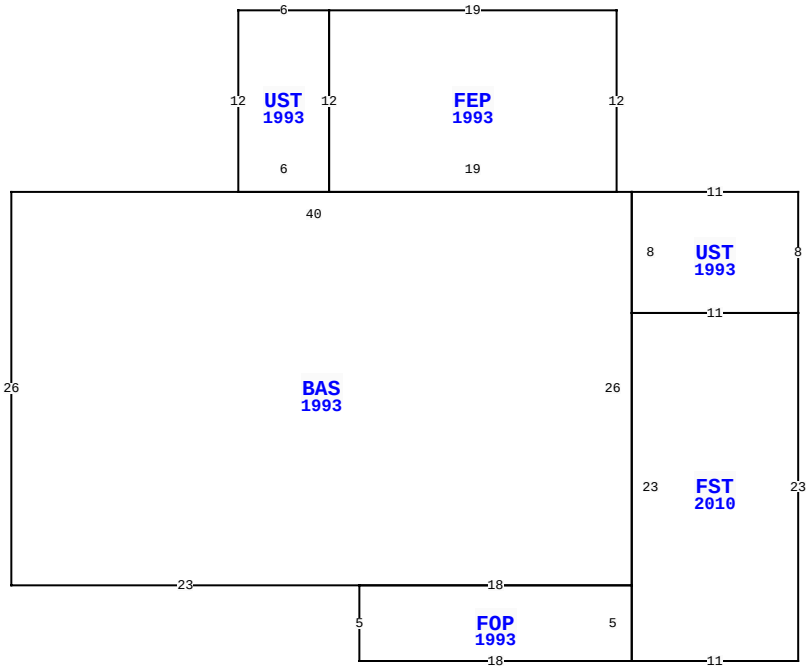
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,066	100	1993	1,066	95,186
FEP	228	80	1993	182	16,251
FOP	90	30	1993	27	2,411
FST	253	55	2010	139	12,412
UST	72	45	1993	32	2,857
UST	88	45	1993	40	3,571
TOTALS	1,797			1,486	132,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,486	120.2580	120.26	178,706	1957	1985	0	0	0	25.75	74.25

1 SINGLE FAM – 100% - 2016 Heated Area: 1066 HX Base Yr 2016



709 S 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		132,689
TOTAL MARKET OB/XF VALUE		16,216
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		338,105
SOH/AGL Deduction		177,522
ASSESSED VALUE		160,583
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,861
TOTAL JUST VALUE		338,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100091	REMODEL	1,500	01/20/2010
20070872	XFOB	2,000	05/18/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2128/1361	6/22/2017	QC	U	I	11	100
GRANTOR: COX STEVEN OTTO						
GRANTEE: COX SYLVIA KATHERIN						
1999/0489	8/21/2015	WD	Q	I	01	165,000
GRANTOR: SMITH LARRY E						
GRANTEE: COX SYLVIA K & STEV						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W11 BAS=[YR=1993] W1 FEP=[YR=1993] N12 W19
UST=[YR=1993] W6 S12 E6 N12 $ S12 E19 $ W40S26 E23
FOP=[YR=1993] S5 E18 FST=[YR=2010] E11 N23 W11 S23 $ N5 W18 $
E18 N26 $ S8 E11 N8 $.

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	0855	CONC PAVER	0	100	0	0	660.00	SF	7.00	7.00	100	2012	2012	3	92	4,250	
2	0510	GARAGE WD-	0	100	20	20	240.00	SF	35.00	35.00	100	2000	2000	3	27	2,268	
3	0855	CONC PAVER	0	100	19	9	171.00	SF	10.00	10.00	100	2007	2007	3	87	1,488	
4	0510	GARAGE WD-	0	100	18	21	378.00	SF	35.00	35.00	100	2008	2008	3	48	6,350	
5	0855	CONC PAVER	0	100	10	20	200.00	SF	7.00	7.00	100	2010	2010	3	90	1,260	
6	0825	BRICK	0	100	0	0	100.00	SF	6.25	6.25	100	2007	2007	3	96	600	

LAND DESCRIPTION

TOTAL OB/XF 16,216

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	86.00	200.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 05/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 07/30/2025 BY SYS