

BLOCK 240 E 200 FT OF N1/2 OF
LOT 10
IN OR 1288/646

GONZALEZ LESBIA LUCRECIA
601 S 14TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0240-0101



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	08	WD ON PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		1.5 100
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	1,256	100	1993	1,256	82,854
FSP	95	40	1993	38	2,506
SFB	210	80	2003	168	11,082

TOTALS	1,561			1,462	96,443
--------	-------	--	--	-------	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50
2	0940	SHEDS/PORT	0	100	10	15	150.00	SF	20.10
3	1243	WD DECK F	0	100	0	0	380.00	SF	8.00
4	0810	CONCRETE A	0	100	7	10	70.00	SF	6.50
5	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00
6	0845	KOOL DECK	0	100	106	4	424.00	SF	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-2	86.00	200.00	86.00

REVIEW DATE	05/12/2019	BY	KBA
-------------	------------	----	-----

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,462	101.7960	101.80	148,832	1961	1961	0	0	0 35.20	64.80
1 SINGLE FAM - 100% - 0											
Heated Area: 1424											
HX Base Yr											

601 S 14TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/18/2024	MLU
	XF DATE	LAND DATE		
	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	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	1961	1961	3	20	130	
2	0940	SHEDS/PORT	0	100	10	15	150.00	SF	20.10	20.10	100	1998	1998	3	20	603	
3	1243	WD DECK F	0	100	0	0	380.00	SF	8.00	8.00	100	1998	1998	3	20	608	
4	0810	CONCRETE A	0	100	7	10	70.00	SF	6.50	6.50	100	1961	1961	3	20	91	
5	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2003	2003	3	29	11,093	
6	0845	KOOL DECK	0	100	106	4	424.00	SF	7.25	7.25	100	2003	2003	3	82	2,521	

TOTAL OB/XF															15,046	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
	R-2	86.00	200.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200				

Total Acres: 0.00	Total Land Value: 189,200	Market: 0	Agricultural: 0	Common: 189,200
-------------------	---------------------------	-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				96,443	
TOTAL MARKET OB/XF VALUE				15,046	
TOTAL LAND VALUE - MARKET				189,200	
TOTAL MARKET VALUE				300,689	
SOH/AGL Deduction				192,226	
ASSESSED VALUE				108,463	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				57,741	
TOTAL JUST VALUE				300,689	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				297,468	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070293	REPAIR/RRF	2,350	02/19/2007
20040281	H/AC	3,000	02/18/2004
20040282	CHNGE SRVC	2,000	02/18/2004
2003837	SWIM POOL	18,000	08/29/2000
1998	REPAIR/RRF	600	04/11/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1288/0646	1/18/2005	QC	Q	I	01	100	
GRANTOR: LOPEZ GUSTAVO A							
GRANTEE: GONZALEZ LESBIA LUC							
0684/0288	7/06/1993	WD	Q	I	05	55,000	
GRANTOR: SEC OF VET AFFAIRS							
GRANTEE: LOPEZ GUSTAVO & L L							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W59 S24 E30 FSP=[YR=1993] S5 E19 SFB=[YR=2003] E10 N21 W10 S21 \$ N5 W19 \$ E19 N16 E10 N8 \$.									