BLOCK 240 E 200 FT OF S1/2
OF LOT 10 IN OR 382 PG 781
CITY OF FDNA BEACH

HOLMES ALTAMESE
609 S 14TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0240-0102

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

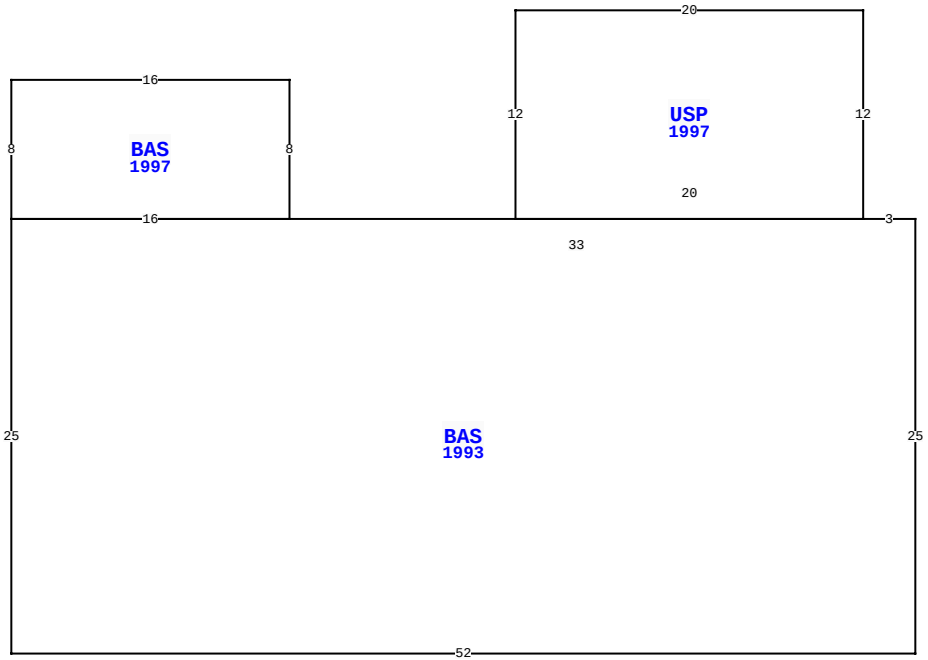
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,300	100	1993	1,300	113,492
BAS	128	100	1997	128	11,174
USP	240	30	1997	72	6,286
TOTALS	1,668			1,500	130,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,500	110.1600	110.16	165,240	1970	1970	0	0	0	20.75	79.25

1 SINGLE FAM – 100% - 1983 Heated Area: 1428 HX Base Yr 1983



609 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		130,953
TOTAL MARKET OB/XF VALUE		1,464
TOTAL LAND VALUE - MARKET		189,200
TOTAL MARKET VALUE		321,617
SOH/AGL Deduction		224,162
ASSESSED VALUE		97,455
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,733
TOTAL JUST VALUE		321,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9610072	ADDITION	11,000	10/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0382/0781	4/01/1983	WD	Q	I		36,500
GRANTOR:						
GRANTEE:						
0353/0410	2/01/1982	WD	Q	I		29,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 USP=[YR=1997] N12 W20 S12 E20 $ W33
BAS=[YR=1997] N8 W16 S8 E16 $ W16 S25 E52 N25 $.

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	0	0	200.00	SF	6.50	6.50	100	1970	1970	3	20	260	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1983	1983	3	20	720	
3	0810	CONCRETE A	0	100	0	0	196.00	SF	6.50	6.50	100	1983	1983	3	38	484	

LAND DESCRIPTION

TOTAL OB/XF 1,464

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 07/30/2025 BY SYS