

BLOCK 241 LOTS 103 & 104
IN OR 2175/1454
CITY OF FDNA BEACH

KRAJEWSKI EMILY A
519 S 14TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0241-1030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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	05	Quality Level 05
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	1,266	100	1993	1,266	135,769
FGR	264	55	1993	145	15,550
FOP	8	30	1993	2	214
USP	80	30	2013	24	2,574
TOTALS	1,618			1,437	154,108

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	533.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50

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	50.00	100.00	50.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,437	127.6704	127.67	183,462	1989	1989		0	0	16.00	84.00	
1 SINGLE FAM - 100% - 2019 Heated Area: 1266 HX Base Yr 2019													
519 S 14TH ST, FERNANDINA BEACH													

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

TOTAL OB/XF													
3,479													

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					154,108				
TOTAL MARKET OB/XF VALUE					3,479				
TOTAL LAND VALUE - MARKET					110,000				
TOTAL MARKET VALUE					267,587				
SOH/AGL Deduction					97,335				
ASSESSED VALUE					170,252				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					119,530				
TOTAL JUST VALUE					267,587				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					260,456				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110923	SCREEN ENCLOSURE	2,000	06/08/2011
20110739	REPAIR/RRF	5,250	05/13/2011
20034090	H/AC	3,000	11/03/2003
5307	NEW CONSTR	54,600	04/12/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2175/1454	2/05/2018	WD	Q	I	01	200,000			
GRANTOR: MANDISH PATRICIA HANL									
GRANTEE: KRAJEWSKI EMILY A									
1739/0144	5/12/2011	WD	U	I	38	85,000			
GRANTOR: FRANSOSO JOSEPH M & L									
GRANTEE: MANDISH PATRICIA HA									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W19 USP=[YR=2013] N8 W10 S8 E10 \$ W11 S30 FGR=[YR=1993] S22 E12 N2 FOP=[YR=1993] E4 N2 W4 S2 \$ N20 W12 \$ E12 S18 E4 S2 E4 S2 E7 N2 E3 N50 \$.									