BLOCK 241 LOT 106 &
S1/2 OF LOT 107 (S-1)
IN OR 1279/1354

REED RYAN M
421 W CHURCH ST APT 320
JACKSONVILLE, FL 32202

2025

00-00-31-1800-0241-1060

BUILDING CHARACTERISTICS

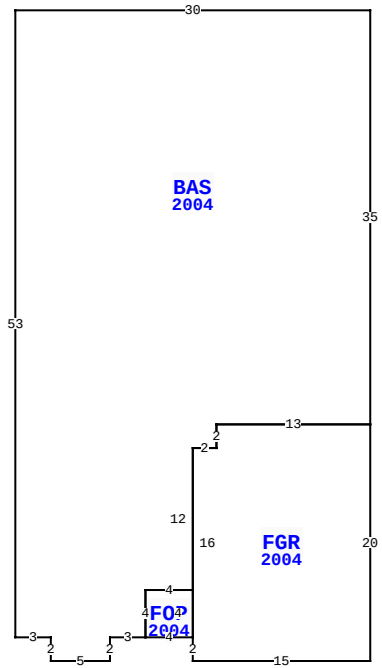
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,318	100	2004	1,318	145,270
FGR	296	55	2004	163	17,966
FOP	16	30	2004	5	551
TOTALS	1,630			1,486	163,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,486	121.7880	121.79	180,980	2004	2004	0	0	0	9.50	90.50

1 TOWNHOUSE – 0% - 0 Heated Area: 1318 HX Base Yr



515 S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	163,787
TOTAL MARKET OB/XF VALUE	5,066
TOTAL LAND VALUE - MARKET	82,500
TOTAL MARKET VALUE	251,353
SOH/AGL Deduction	0
ASSESSED VALUE	251,353
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,353
TOTAL JUST VALUE	251,353
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034047	NEW CONSTR	95,000	10/23/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1315/1062	5/06/2005	QC	U	I	07	100
GRANTOR: ADAMS JOHN D SR						
GRANTEE: REED RYAN						
1279/1354	12/09/2004	WD	Q	I		158,500
GRANTOR: WINDWARD CONSTRUCTION						
GRANTEE: REED RYAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W30 S53 E3 S2 E5 N2 E3 FOP=[YR=2004] E4
FGR=[YR=2004] S2 E15 N20 W13 S2 W2 S16$ N4 W4 S4$ N4 E4 N12
E2 N2 E13 N35$.

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	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	21	210	
2	0810	CONCRETE A	0	0	0	0	900.00	SF	6.50	6.50	100	2004	2004	3	83	4,856	

LAND DESCRIPTION

TOTAL OB/XF 5,066

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	0		R-2	37.00	100.00	37.50	FF		1.00	1.00	1.00	2,200.00	2,200.00	82,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 07/30/2025 BY SYS