



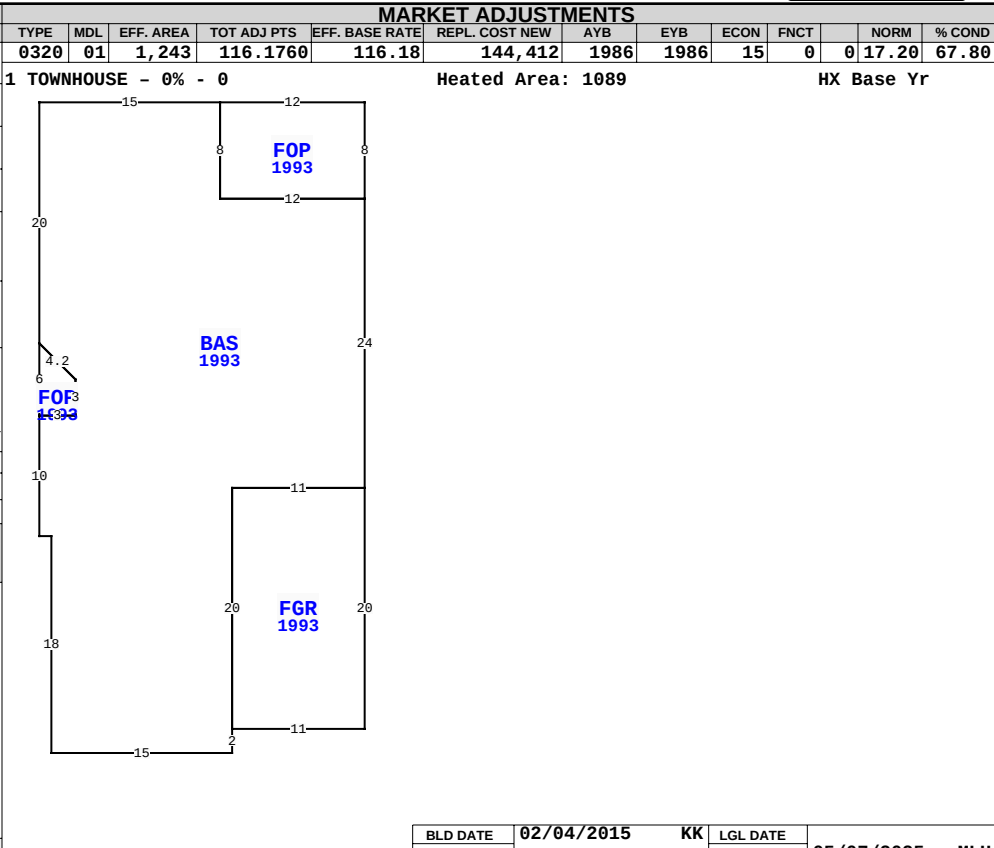
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,089	100	1993	1,089	85,781
FGR	220	55	1993	121	9,531
FOP	14	30	1993	4	315
FOP	96	30	1993	29	2,284
TOTALS	1,419			1,243	97,911

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	16	51	816.00	SF	6.50	6.50	2,493
2	0810	CONCRETE A	0	0	3	55	165.00	SF	6.50	6.50	504
3	0855	CONC PAVER	0	0	18	14	252.00	SF	7.00	7.00	1,605

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0006	R-2	50.00	100.00	50.00	FF	



427 S 14TH ST		B, FERNANDINA BEACH		XF DATE					LAND DATE	05/07/2025	MLU
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
816.00	SF	6.50	6.50	100	1986	1986	3	47	2,493		
165.00	SF	6.50	6.50	100	1986	1986	3	47	504		
252.00	SF	7.00	7.00	100	2011	2011	3	91	1,605		

TOTAL OB/XF											
4,602											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	97,911		
TOTAL MARKET OB/XF VALUE	4,602		
TOTAL LAND VALUE - MARKET	135,000		
TOTAL MARKET VALUE	237,513		
SOH/AGL Deduction	0		
ASSESSED VALUE	237,513		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	237,513		
TOTAL JUST VALUE	237,513		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	228,784		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2025-1	UPDATING ELECTRIA	10,000	05/05/2025
20091674	REPAIR/RRF	4,885	12/09/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2778/414	3/31/2025	WD	Q	I	01	238,286	
GRANTOR: POIRIER LYDIA G L/E							
GRANTEE: IMUA PROPERTY INVES							
2342/0384	2/26/2020	LE	U	I	11	100	
GRANTOR: POIRIER LYDIA G & THE							
GRANTEE: THEM THAT TRUST							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1993] W12 BAS=[YR=1993] W15 S20 FOP=[YR=1993] S6 E3 N3 L3 U3 \$ R3 D3 S3 W3 S10 E1 S18 E15 N2 FGR=[YR=1993] E11 N20 W11 S20 \$ N20 E11 N24 W12 N8 \$ S8 E12 N8 \$.											