BLOCK 241 N1/2 OF LOT 121 &
ALL LOT 122
IN OR 1943/1808

CIMINO FRANCIS H/CIMINO GEORGINA ET AL
18117 BISCAYNE BLVD SUITE 6215
MIAMI, FL 33160

2025

00-00-31-1800-0241-1211

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

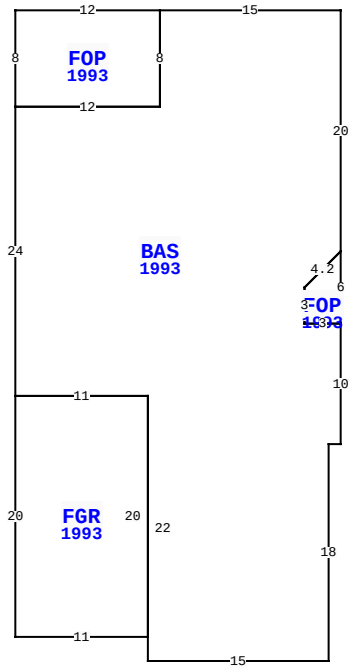
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,089	100	1993	1,089	119,622
FGR	220	55	1993	121	13,291
FOP	14	30	1993	4	440
FOP	96	30	1993	29	3,185
TOTALS	1,419			1,243	136,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,243	130.3800	130.38	162,062	1987	1990	0	0	0	15.75	84.25

1 TOWNHOUSE – 0% - 0 Heated Area: 1089 HX Base Yr



BLD DATE	02/04/2015 KK	LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

415 S 14TH ST A, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	136,537
TOTAL MARKET OB/XF VALUE	2,548
TOTAL LAND VALUE - MARKET	83,600
TOTAL MARKET VALUE	222,685
SOH/AGL Deduction	0
ASSESSED VALUE	222,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,685
TOTAL JUST VALUE	222,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071272	REPAIR/RRF	4,900	04/21/2007
990268	OTHER	1,885	04/21/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1943/1808	10/22/2014	QC	U	I	11	100
GRANTOR: SERENITY SERIES ENTER						
GRANTEE: CIMINO FRANCIS H ET						
1669/1537	3/31/2010	WD	U	I	12	75,000
GRANTOR: FREEZE CLEBORN O						
GRANTEE: SERENITY SERIES ENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FOP=[YR=1993] W12 S8 E12 N8 $ S8 W12 S24
FGR=[YR=1993] S20 E11 N20 W11 $ E11 S22 E15 N18 E1 N10
FOP=[YR=1993] N6 L3 D3 S3E3$ W3N3 U3 R3 N20$.

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	0	48	3	144.00	SF	6.50	6.50	100	1987	1987	3	49.5	463	
2	0810	CONCRETE A	0	0	51	15	720.00	SF	5.85	5.85	100	1987	1987	3	49.5	2,085	

LAND DESCRIPTION

TOTAL OB/XF 2,548

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	0006	R-2	38.00	100.00	38.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	83,600							

REVIEW DATE 06/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 83,600 Market: 0 Agricultural: 0 Common: 83,600 PRINTED 07/30/2025 BY SYS