BLOCK 241 LOT 125
CITY OF FDNA BEACH

ALLEN RICHARD & GWENDOLYN
409 SOUTH 14TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0241-1250

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05

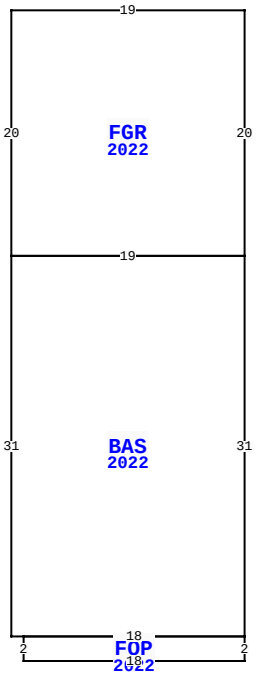
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

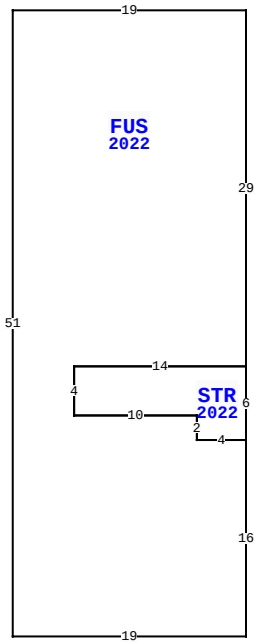
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	589	100	2022	589	144,820
FGR	380	55	2022	209	51,388
FOP	36	30	2022	11	2,704
FUS	905	100	2022	905	222,517
STR	64	10	2022	6	1,476
TOTALS	1,974			1,720	422,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,720	156.4000	247.11	425,029	2022	2022	0	0	0	0.50	99.50

1 SFR CUST - 100% - 2023 Heated Area: 1494 HX Base Yr 2023





409 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		422,904
TOTAL MARKET OB/XF VALUE		14,807
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		492,711
SOH/AGL Deduction		5,481
ASSESSED VALUE		487,230
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		431,508
TOTAL JUST VALUE		492,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211183	NEW CONSTR	0	03/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2582/0819	7/28/2022	WD	Q	I	01	629,000
GRANTOR: RIVER GREEN ESTATES L						
GRANTEE: ALLEN RICHARD & GWE						
2333/0395	1/21/2020	WD	Q	V	05	150,000
GRANTOR: CURNUTTE WILLIAM D &						
GRANTEE: RIVER GREEN ESTATES						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W19 S20 BAS=[YR=2022] S31 E1 FOP=[YR=2022] S2 E18 N2 W18$ E18 N31 W19$ E19 N20$ PTR=E15 FUS=[YR=2022] E19 S29 STR=[YR=2022] S6 W4 N2 W10 N4 E14$ W14 S4 E10 S2 E4 S16 W19 N51$ W15$.

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	0855	CONC PAVER	0	100	0	0	930.00	SF	10.00	10.00	100	2022	2022	3	99	9,207	
2	0855	CONC PAVER	1	100	0	0	266.00	SF	10.00	10.00	100	2023	2022		99	2,633	
3	1076	TRELLIS A	1	100	16	12	192.00	SF	7.50	7.50	100	2023	2022		95	1,368	
4	0476	VF 6 SBPL	1	100	0	0	51.00	LF	32.00	32.00	100	2023	2022		98	1,599	

LAND DESCRIPTION

TOTAL OB/XF 14,807

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	25.00	100.00	25.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	55,000							

REVIEW DATE 06/29/2023 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS