BLOCK 242 N'LY 62 FT OF THE
E'LY 100 FT OF LOT 6
CITY OF FDNA BEACH

PAM TRUST/MILLER PAMELA TRUSTEE
321 S 14TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0242-0062

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

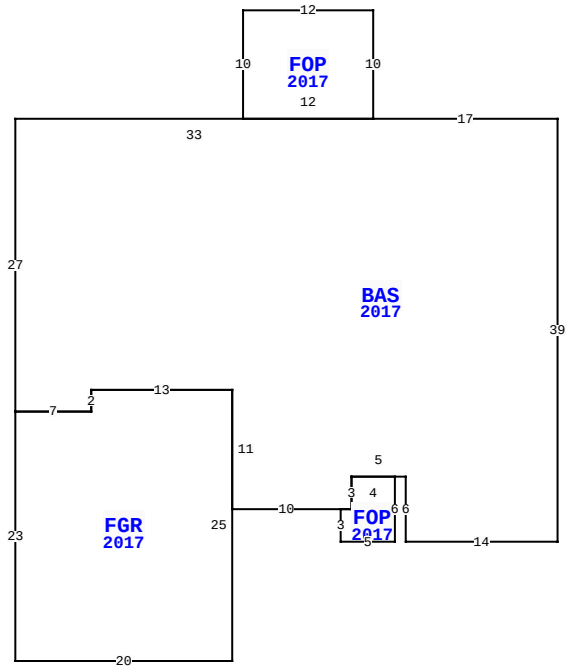
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,621	100	2017	1,621	302,717
FGR	486	55	2017	267	49,862
FOP	27	30	2017	8	1,494
FOP	120	30	2017	36	6,723
TOTALS	2,254			1,932	360,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,932	146.6080	193.52	373,881	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2018 Heated Area: 1621 HX Base Yr 2018



321 S 14TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		360,795
TOTAL MARKET OB/XF VALUE		3,055
TOTAL LAND VALUE - MARKET		136,400
TOTAL MARKET VALUE		500,250
SOH/AGL Deduction		196,073
ASSESSED VALUE		304,177
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		253,455
TOTAL JUST VALUE		500,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170287	NEW CONSTR	205,814	01/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2675/883	10/15/2023	WD	U	I	11	100
GRANTOR: 321 S 14TH STREET LLC						
GRANTEE: PAM TRUST						
2629/1117	2/28/2023	WD	U	I	11	100
GRANTOR: PAM TRUST ET AL						
GRANTEE: 321 S 14TH STREET L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FOP=[YR=2017] N10 W12 S10 E12$ W33 S27
FGR=[YR=2017] S23 E20 N25 W13 S2 W7$ E7 N2 E13 S11 E10
FOP=[YR=2017] S3 E5 N6 W4 S3 W1$ E1 N3 E5 S6 E14 N39$.

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	0811	CONCRETE B	0	100	0	0	528.00	SF	5.20	5.20	100	2017	2017	3	96	2,636	
2	0811	CONCRETE B	0	100	0	0	84.00	SF	5.20	5.20	100	2017	2017	3	96	419	

LAND DESCRIPTION

TOTAL OB/XF 3,055

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	62.00	100.00	62.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	136,400							

REVIEW DATE 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 136,400 Market: 0 Agricultural: 0 Common: 136,400 PRINTED 07/30/2025 BY SYS