BLOCK 242 LOT 8
CITY OF FDNA BEACH

TIDEWATER FB LLC
3100 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0242-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

233 S 14TH ST, FERNANDINA BEACH

BLD DATE	04/03/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	423,077
TOTAL MARKET VALUE	423,077
SOH/AGL Deduction	0
ASSESSED VALUE	423,077
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	423,077
TOTAL JUST VALUE	423,077
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	491,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200012	DEMOLITION	0	06/16/2020
20122217	H/AC	2,500	10/30/2012
984143	H/AC	0	08/12/1998
984064	ELECTRICAL REPAIR	0	07/27/1998
9144	REPAIR/RRF	2,490	06/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/1477	8/29/2024	WD	Q	V	01	425,000
GRANTOR: MPC 233 FERNANDINA BE						
GRANTEE: TIDEWATER FB LLC						
2509/1468	10/28/2021	SW	Q	I	01	897,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: MPC 233 FERNANDINA						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	MU-1			39,356.00	SF		1.00	1.00	0.86	12.50	10.75	423,077							

REVIEW DATE 02/17/2021 BY RK Total Acres: 0.91 Total Land Value: 423,077 Market: 0 Agricultural: 0 Common: 423,077 PRINTED 07/30/2025 BY SYS