BLOCK 245 E100 FT OF N1/2 OF
LOT 7
CITY OF FDNA BEACH

SCHREIBER ERIN
37122 W 3RD ST
HILLIARD, FL 32046

2025

00-00-31-1800-0245-0072

BUILDING CHARACTERISTICS

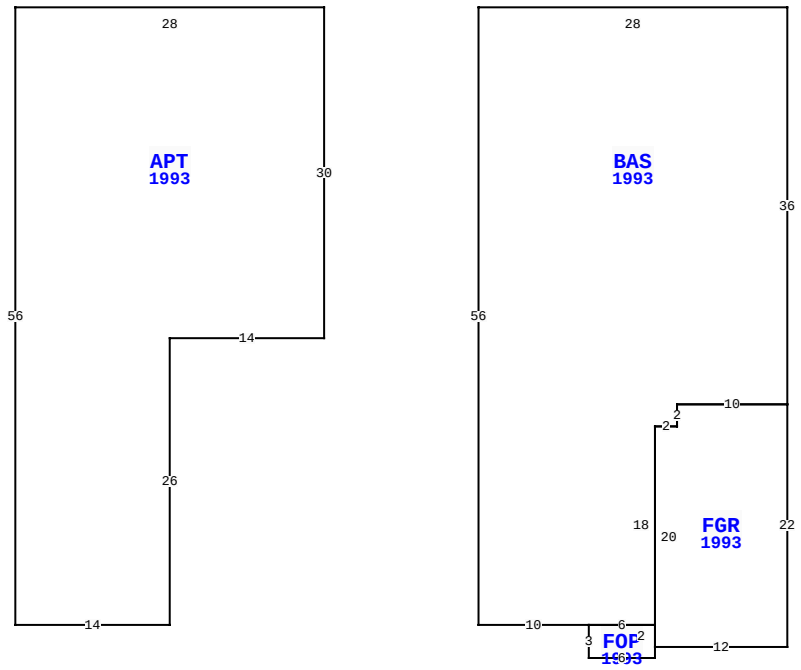
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,204	100	1993	1,204	155,970
BAS	1,332	100	1993	1,332	172,551
FGR	260	55	1993	143	18,525
FOP	18	30	1993	5	648
TOTALS	2,814			2,684	347,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,684	112.8000	148.90	399,648	1990	1998	0	0	0	13.00	87.00

1 DUPLEX – 0% - 0 Heated Area: 2536 HX Base Yr



BLD DATE	07/24/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

319 N 14TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	347,694
TOTAL MARKET OB/XF VALUE	13,440
TOTAL LAND VALUE - MARKET	162,000
TOTAL MARKET VALUE	523,134
SOH/AGL Deduction	92,932
ASSESSED VALUE	430,202
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	430,202
TOTAL JUST VALUE	523,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	502,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034093	REPAIR/RRF	3,000	11/04/2003
20010486	ELEC OTHER	1,000	03/19/2001
20003999	NEW BATH	2,000	01/24/2001
2004614	REMODEL	1,000	01/05/2001
4868	NEW CONSTR	45,000	05/31/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/21	6/22/2023	QC	U	I	11	100
GRANTOR: DUFAULT DUSTIN M & ER						
GRANTEE: SCHREIBER ERIN						
1695/1117	8/25/2010	WD	U	I	11	130,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: DUFAULT DUSTIN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W28 S56 E10 E6 N18 E2 N2 E10 N36 $
APT=[YR=1993;ORIG=-70,0] E28 S30 W14 S26 W14 N56 $
FGR=[YR=1993;ORIG=-12,58] E12 N22 W10 S2 W2 S20 $
FOP=[YR=1993;ORIG=-18,56] S3 E6 N1 N2 W6 $
PTR=[ORIG=0,0] W70 E70 $
.

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	0	0	2,300.00	SF	6.50	6.50	100	1990	1990	3	57	8,522	
2	0810	CONCRETE A	0	0	18	8	144.00	SF	6.50	6.50	100	1991	1991	3	59.5	557	
3	0810	CONCRETE A	0	0	18	17	306.00	SF	6.50	6.50	100	2004	2004	3	83	1,651	
4	0462	ST/AL FNC	0	0	35	3	105.00	SF	10.00	10.00	100	2004	2004	3	32	336	
5	1126	CB/STC 8"	0	0	38	4	152.00	SF	8.00	8.00	100	2004	2004	3	83	1,009	
6	0819	CONC 12"	0	0	3	6	18.00	SF	9.50	9.50	100	2004	2004	3	83	142	
7	0810	CONCRETE A	0	0	30	4	120.00	SF	6.50	6.50	100	2004	2004	3	83	647	
8	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2006	2006	3	24	576	

LAND DESCRIPTION

TOTAL OB/XF 13,440

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	86.00	100.00	1.00	LT		1.00	1.00	0.90	180,000.00	162,000.00	162,000							

REVIEW DATE 07/06/2020 BY DJA Total Acres: 0.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 07/30/2025 BY SYS