BLOCK 245 SUB B OF LOT 8
REPLAT OF BLOCK 245 PB 2/54
IN OR 2128/865

PIERANTONI RODNEY W &/NELSEN DON K & LISA A
305 N 14TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0245-08B0

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	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

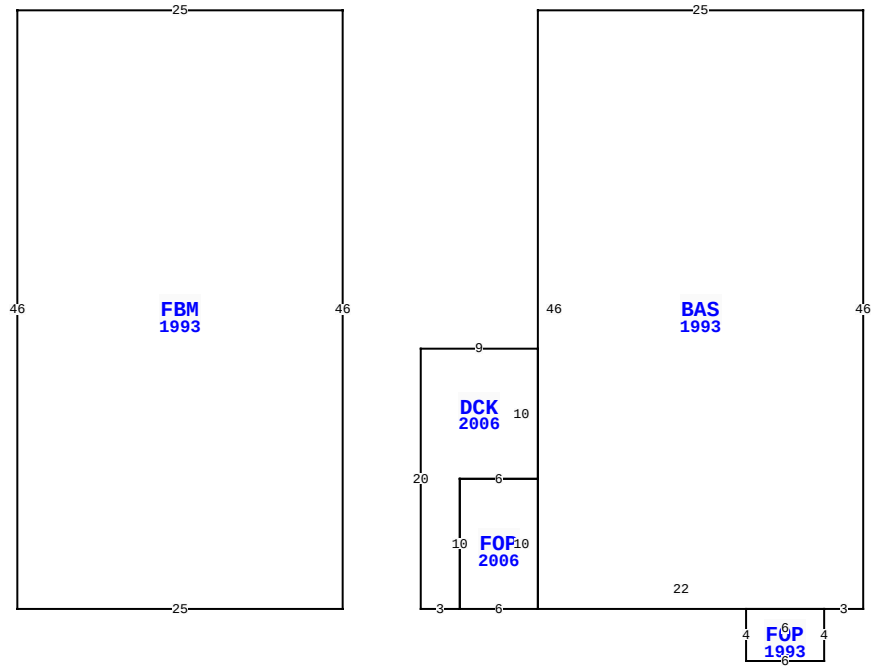
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1993	1,150	122,021
DCK	120	10	2006	12	1,273
FBM	1,150	80	1993	920	97,617
FOP	24	30	1993	7	743
FOP	60	30	2006	18	1,910
TOTALS	2,504			2,107	223,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,107	124.0974	124.10	261,479	1975	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2070 HX Base Yr 2017



305 N 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

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	0801	ASPHALT A	0	100	35	10	350.00	SF	3.00	3.00	100	1980	1980	3	50	525	
2	0810	CONCRETE A	0	100	29	4	116.00	SF	6.50	6.50	100	2006	2006	3	86	648	
3	0810	CONCRETE A	0	100	0	0	482.00	SF	6.50	6.50	100	2018	2018	3	97	3,039	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		238,455
TOTAL MARKET OB/XF VALUE		4,212
TOTAL LAND VALUE - MARKET		162,000
TOTAL MARKET VALUE		404,667
SOH/AGL Deduction		132,926
ASSESSED VALUE		271,741
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		221,019
TOTAL JUST VALUE		404,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182638	REMBASEMT	18,000	07/30/2018
20180359	24X25	27,552	01/31/2018
20101610	REPAIR/RRF	5,075	09/16/2010
20101012	XFOB	500	06/17/2010
20060270	CHNGE SRVC	1,500	02/06/2006
20052683	REMODEL	4,000	09/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2128/0865	7/21/2017	QC	U	I	11	94,500
GRANTOR: PIERANTONI RODNEY W						
GRANTEE: PIERANTONI RODNEY W						
2049/1579	5/17/2016	WD	Q	I	01	190,000
GRANTOR: STUBBS JULIAN B						
GRANTEE: PIERANTONI RODNEY W						

BUILDING NOTES

BUILDING DIMENSIONS

FBM=[YR=1993] W25 S46 E25 N46$ PTR= E15 BAS=[YR=1993] E25 S46 W3 FOP=[YR=1993] S4 W6 N4 E6$W22 FOP=[YR=2006] W6 DCK=[YR=2006] W3 N20 E9 S10 W6 S10$N10 E6 S10$N46$ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 4,212

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	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 09/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 07/30/2025 BY SYS

BLOCK 245 SUB B OF LOT 8
REPLAT OF BLOCK 245 PB 2/54
IN OR 2128/865

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FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0245-08B0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

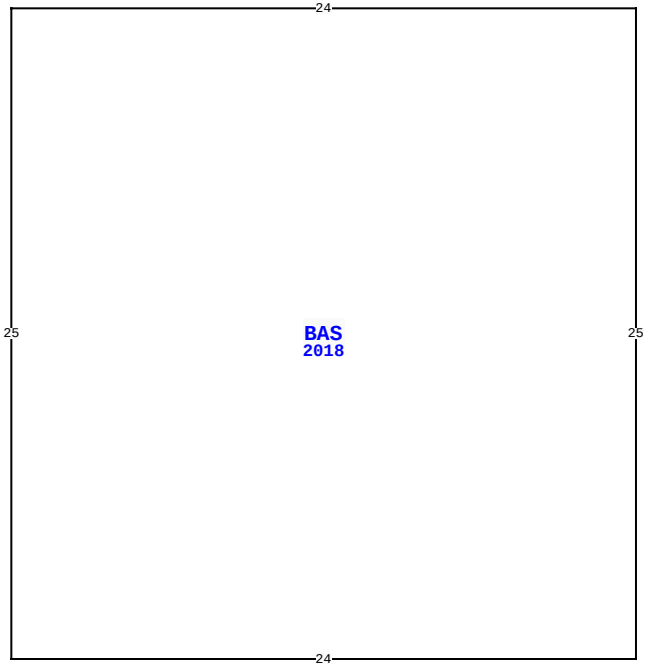
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2018	600	14,890
TOTALS	600			600	14,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	600	71.3460	26.40	15,840	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2017 Heated Area: 600 HX Base Yr 2017



305 N 14TH ST, FERNANDINA BEACH

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GRANTEE: PIERANTONI RODNEY W						
2049/1579	5/17/2016	WD	Q	I	01	190,000
GRANTOR: STUBBS JULIAN B						
GRANTEE: PIERANTONI RODNEY W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 S25 E24 N25$.

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

REVIEW DATE 09/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 07/30/2025 BY SYS