BLOCK 245 SUB C & D OF LOT 8
IN OR 1739/526
REPLAT OF BLOCK 245 PB 2/54

FERGUSON JAMES C
231 N 14TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0245-08C0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

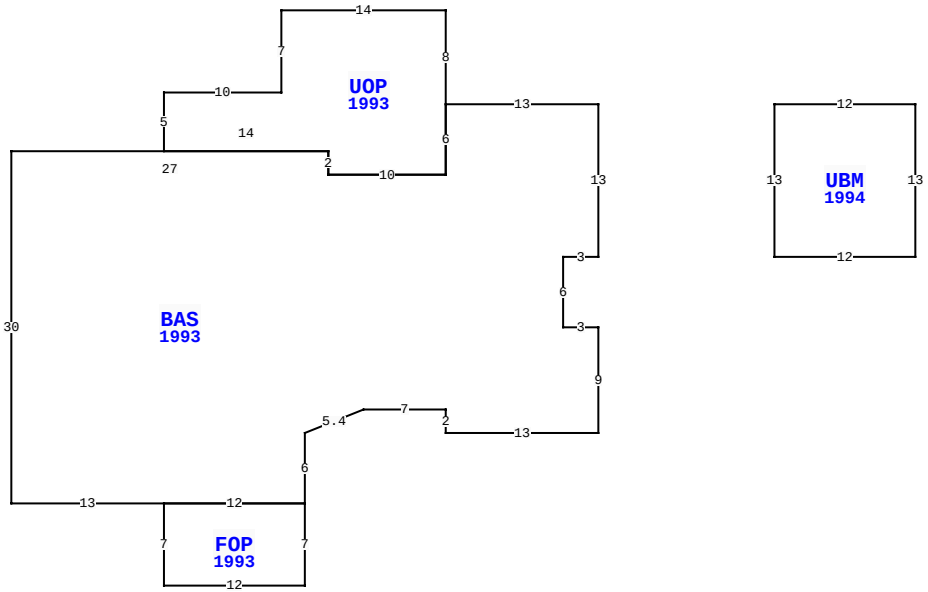
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,345	100	1993	1,345	113,345
FOP	84	30	1993	25	2,107
UBM	156	20	1994	31	2,613
UOP	238	20	1993	48	4,045
TOTALS	1,823			1,449	122,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,449	115.4400	115.44	167,273	1950	1970	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 2012 Heated Area: 1345 HX Base Yr 2012



231 N 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	122,109
TOTAL MARKET OB/XF VALUE	844
TOTAL LAND VALUE - MARKET	252,000
TOTAL MARKET VALUE	374,953
SOH/AGL Deduction	267,007
ASSESSED VALUE	107,946
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	57,224
TOTAL JUST VALUE	374,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	362,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120893	H/AC	2,500	05/17/2012
20100265	REMODEL	150	02/10/2010
20100271	REMODEL	1,500	02/10/2010
20100212	BATHROOM REMODEL	6,000	02/03/2010
20100016	AIR HANDLER	1,000	01/06/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1739/0526	5/18/2011	WD	U	I	30	50,000
GRANTOR: FERGUSON JAMES B & EL						
GRANTEE: FERGUSON JAMES C						
0737/0485	8/23/1995	WD	Q	I		60,000
GRANTOR: STOKES RICHARD P & VI						
GRANTEE: FERGUSON JAMES B &						

BUILDING NOTES

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	100	0	0	268.00	SF	6.50	6.50	100	1975	1975	3	25	436	
2	0810	CONCRETE A	0	100	19	11	209.00	SF	6.50	6.50	100	1980	1980	3	30	408	

BUILDING DIMENSIONS

BAS=[YR=1993] W13 UOP=[YR=1993] N8 W14 S7 W10 S5 E14 S2 E10 N6$ S6 W10 N2 W27 S30 E13 FOP=[YR=1993] S7 E12 N7 W12$ E12N6 R5 U2 E7 S2 E13 N9 W3 N6 E3 N13$ PTR=E15 UBM=[YR=1994] E12 S13 W12 N13$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 844

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	200.00	1.00	LT		1.00	1.00	1.40	180,000.00	252,000.00	252,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 252,000 Market: 0 Agricultural: 0 Common: 252,000 PRINTED 07/30/2025 BY SYS