BLOCK 254 SLY 81 FT OF
WLY 100 FT OF LOT 1
BELLSOUTH ESMT IN OR 815/1082

PULLAN TAYLOR/PULLAN CHRISTOPHER JAMES & MARIE
1401 LEON STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0254-0012

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	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

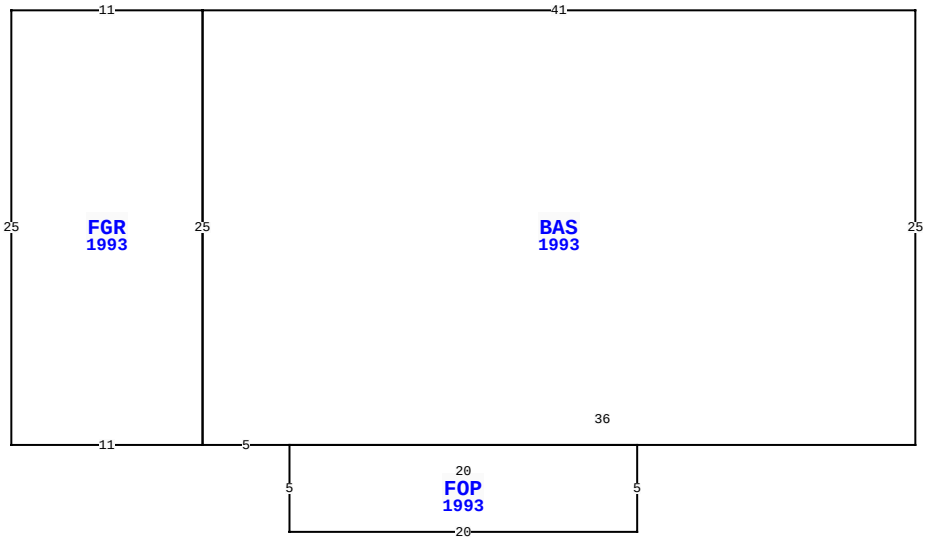
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1993	1,025	136,847
FGR	275	55	1993	151	20,160
FOP	100	30	1993	30	4,005
TOTALS	1,400			1,206	161,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,206	141.2821	141.28	170,384	1973	2013	0	0	0	5.50	94.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1025 HX Base Yr



1401 LEON ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	161,013
TOTAL MARKET OB/XF VALUE	3,490
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	344,503
SOH/AGL Deduction	0
ASSESSED VALUE	344,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	344,503
TOTAL JUST VALUE	344,503
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
021619	REPAIR/RRF	4,000	09/19/2002
5473	XFOB	300	07/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1731	7/11/2022	WD	Q	I	01	420,000
GRANTOR: FURSE GAILE A						
GRANTEE: PULLAN TAYLOR & CHR						
2479/1151	7/14/2021	WD	Q	I	01	330,000
GRANTOR: SPICER ROY & THERESA						
GRANTEE: FURSE GAILE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 FGR=[YR=1993] W11 S25 E11 N25$ S25 E5
FOP=[YR=1993] S5 E20 N5 W20$ E36 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
1	0810	CONCRETE A	0	0	0	0	435.00	SF	6.50	6.50	100	1973	1973	3	23	650	
2	0810	CONCRETE A	0	0	42	10	420.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,488	
3	0819	CONC 12"	0	0	5	4	20.00	SF	9.50	9.50	100	2002	2002	3	80	152	
4	0940	SHEDS/PORT	0	0	6	12	72.00	SF	30.00	30.00	100	2002	2002	3	20	432	
5	1242	WD DECK A	0	0	24	8	192.00	SF	10.00	10.00	100	2010	2010	3	40	768	

LAND DESCRIPTION

TOTAL OB/XF 3,490

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-1	81.00	100.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS