

BLK 254 N'LY 75 FT OF W'LY
100 FT OF LOT 3
CITY OF FDNA BEACH

BOWYER TONIE T
1102 N 14TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0254-0031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	975	100	1993	975	88,188
BAS	429	100	1995	429	38,803
FCP	308	25	1993	77	6,965
FOP	150	30	1993	45	4,070

TOTALS	1,862			1,526	138,026
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	44	9	396.00	SF	6.50
2	0810	CONCRETE A	0	100	14	14	196.00	SF	6.50
3	0861	POOL GUNIT	0	100	0	0	320.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	350.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	75.00	100.00	1.00

REVIEW DATE 04/05/2021 BY RK

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,526	112.7100	112.71	171,995	1974	1974		0	0	19.75	80.25	
1 SINGLE FAM - 100% - 2007 Heated Area: 1404 HX Base Yr 2007													

1102 N 14TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	44	9	396.00	SF	6.50	6.50	100	1974	1974	3	24	618	
2	0810	CONCRETE A	0	100	14	14	196.00	SF	6.50	6.50	100	1995	1995	3	68	866	
3	0861	POOL GUNIT	0	100	0	0	320.00	SF	85.00	85.00	100	2020	2020	3	90	24,480	
4	0855	CONC PAVER	0	100	0	0	350.00	SF	10.00	10.00	100	2020	2020	3	98	3,430	

TOTAL OB/XF														29,394			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	R-1	75.00	100.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1				2
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 2										Tax Dist:				
BUILDING MARKET VALUE										138,026				
TOTAL MARKET OB/XF VALUE										29,394				
TOTAL LAND VALUE - MARKET										180,000				
TOTAL MARKET VALUE										347,420				
SOH/AGL Deduction										201,508				
ASSESSED VALUE										145,912				
TOTAL EXEMPTION VALUE										50,722				
BASE TAXABLE VALUE										95,190				
TOTAL JUST VALUE										347,420				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										336,825				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200140	SWIM POOL	30,000	03/19/2020
20033133	REPAIR/RRF	6,000	05/22/2003
2003467	REPAIR/RRF	600	07/14/2000
B959227	ADDITION	18,000	08/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2339/1455	12/24/2019	QC	U	I	11	100	
GRANTOR: BOWYER TONIE T & MICH							
GRANTEE: BOWYER TONIE T							
1442/0785	9/06/2006	WD	Q	I		188,000	
GRANTOR: PIERSON JEFFREY J							
GRANTEE: ESPINOZA TONIE T &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FCP=[YR=1993] W14 BAS=[YR=1993] N17 W25 BAS=[YR=1995] W11 S39 E11 N39 \$ S39 FOP=[YR=1993] S6 E25 N6 W25 \$ E25 N22 \$ S22 E14 N22 \$.									