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

ROBERTSON JOHNNY W III
1032 N 14TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0254-0032

BUILDING CHARACTERISTICS

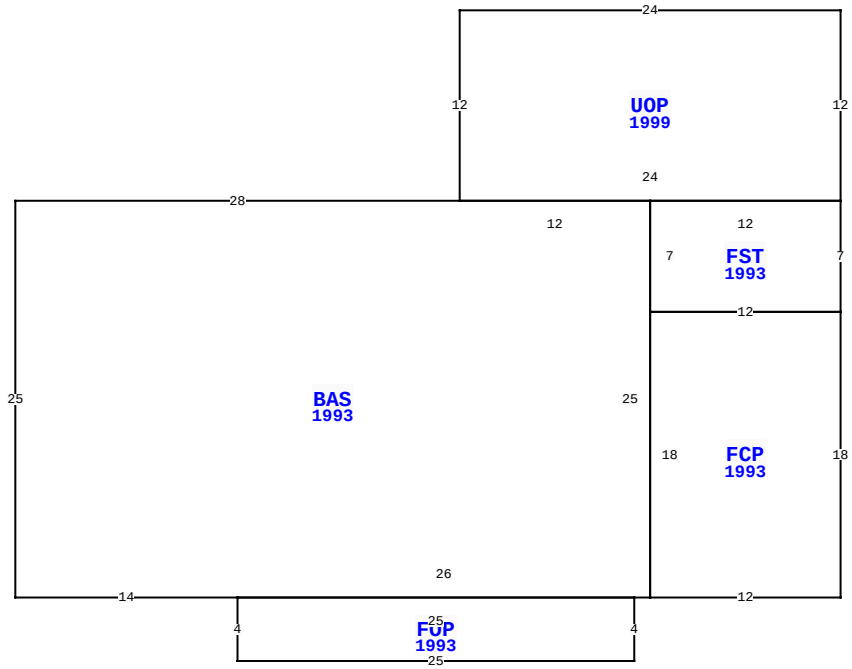
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,000	100	1993	1,000	112,393
FCP	216	25	1993	54	6,069
FOP	100	30	1993	30	3,372
FST	84	55	1993	46	5,170
UOP	288	20	1999	58	6,519
TOTALS	1,688			1,188	133,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,188	125.9280	125.93	149,605	1974	2002	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2023 Heated Area: 1000 HX Base Yr 2023



1032 N 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		133,522
TOTAL MARKET OB/XF VALUE		1,474
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		314,996
SOH/AGL Deduction		2,103
ASSESSED VALUE		312,893
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,171
TOTAL JUST VALUE		314,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10605	REMODEL	3,500	07/15/1997
10572	REPAIR/RRF	3,000	06/26/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2786/1960	5/09/2025	WD	Q	I	01	410,000
GRANTOR: KELLOGG SCOTT L & MIR						
GRANTEE: ROBERTSON JOHNNY W						
2508/1749	10/19/2021	WD	Q	I	01	315,000
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: KELLOGG SCOTT L & M						

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	300.00	SF	6.50	6.50	100	1974	1974	3	24	468	
2	0810	CONCRETE A	0	100	0	0	212.00	SF	6.50	6.50	100	1998	1998	3	73	1,006	

BUILDING DIMENSIONS

UOP=[YR=1999] W24 S12 BAS=[YR=1993] W28 S25 E14
FOP=[YR=1993] S4 E25 N4 W25 $ E26 FCP=[YR=1993] E12 N18
FST=[YR=1993] N7 W12 S7 E12 $ W12 S18 $ N25 W12 $ E24 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,474

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-1	75.00	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