

BLOCK 255 LOT 1
IN OR 1086/839
CITY OF FDNA BEACH

DURDEN LEE ROY JR & LINDA M
804 N 14TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0255-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	7	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,132	100	1993	2,132	108,623
FOP	15	30	1993	4	204
FOP	32	30	1993	10	509
FOP	44	30	1993	13	662
FOP	54	30	1993	16	815
FSP	77	40	1993	31	1,580
FSP	77	40	1993	31	1,580
FUS	1,700	100	1993	1,700	86,613
UST	35	45	1993	16	815

TOTALS	4,166			3,953	201,401
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0510	GARAGE WD-	0	100	34	15	510.00	SF	17.50
2	0940	SHEDS/PORT	0	100	9	15	135.00	SF	15.00
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00
4	0510	GARAGE WD-	0	100	30	20	600.00	SF	17.50
5	1241	WD DECK G	0	100	20	4	80.00	UT	11.50
6	0819	CONC 12"	0	100	6	4	24.00	SF	9.50
7	0819	CONC 12"	0	100	6	4	24.00	SF	9.50
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

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	172.00	230.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,953	91.8000	91.80	362,885	1935	1935		0	0	44.50
1 SINGLE FAM - 100% - 1999 Heated Area: 3832 HX Base Yr 1999											

804 N 14TH ST, FERNANDINA BEACH					BLD DATE					LGL DATE		05/08/2025	MLU
					XF DATE					LAND DATE			
					INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
510.00	SF	17.50	17.50	100	1950	1950	3	20	1,785				
135.00	SF	15.00	15.00	100	1950	1950	3	20	405				
96.00	SF	30.00	30.00	100	1985	1985	3	20	576				
600.00	SF	17.50	17.50	100	1935	1935	3	20	2,100				
80.00	UT	11.50	11.50	100	1990	1990	3	20	184				
24.00	SF	9.50	9.50	100	1985	1985	3	44	100				
24.00	SF	9.50	9.50	100	1985	1985	3	44	100				
1.00	UT	5,000.00	5,000.00	100	1960	1960	3	20	1,000				

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					201,401				
TOTAL MARKET OB/XF VALUE					6,250				
TOTAL LAND VALUE - MARKET					207,000				
TOTAL MARKET VALUE					414,651				
SOH/AGL Deduction					264,744				
ASSESSED VALUE					149,907				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					99,185				
TOTAL JUST VALUE					414,651				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					400,569				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110875	OTHER	300	06/02/2011
20110846	GAS	500	06/01/2011
20021657	CHNGE SRVC	2,000	09/24/2002
7742	REPAIR/RRF	3,625	06/09/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1086/0839	10/10/2002	WD	Q	I	01	100			
GRANTOR: DURDEN LEE ROY JR									
GRANTEE: DURDEN LEE ROY JR &									
0780/1803	12/31/1996	QC	U	I	18	100			
GRANTOR: DURDEN MARGARET C									
GRANTEE: DURDEN MARGARET CAR									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W33 UST=[YR=1993] W2 FOP=[YR=1993] N4 W11 S4 FSP=[YR=1993] W3 S7 E11 N7 W8 \$ E11 \$ W3 S7 E5 N7 \$ S7 W16 N7 W17 S23 FSP=[YR=1993] W7 S11 E7 N11 \$ S11 E31 FOP=[YR=1993] S6 E9 N6 W9 \$ E35 N6 FOP=[YR=1993] E3 N5 W3 S5 \$ N28 \$ PTR= E15 FUS=[YR=1993] E50 FOP=[YR=1993] E4 S8 W4 N8 \$ S34 W50 N34 \$ W15 \$.									