BLOCK 256 LOT N1/2 OF 4
CITY OF FDNA BEACH

LYLE KATHIE O/LYLE JOHN W
716 N 14TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0256-0041

BUILDING CHARACTERISTICS

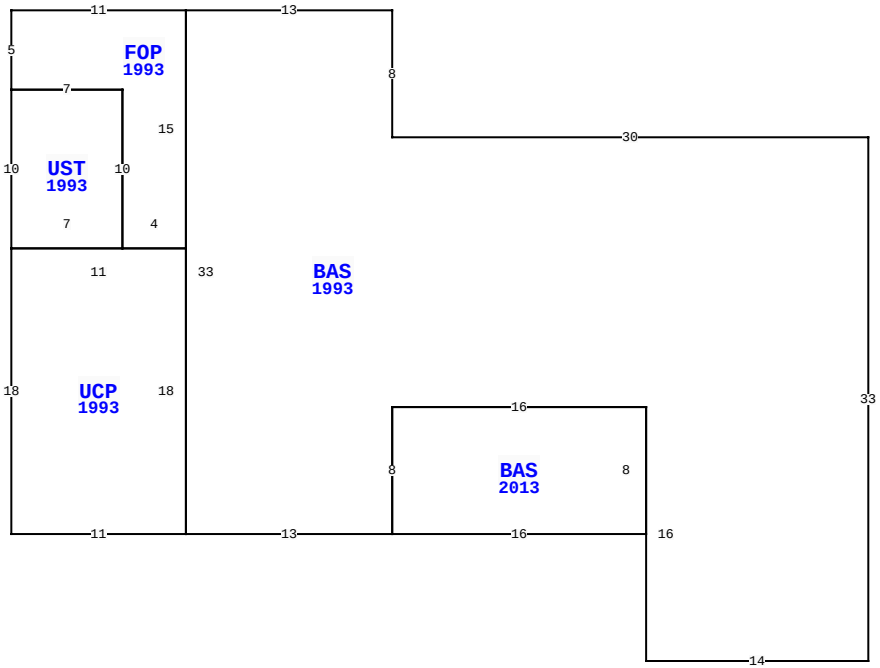
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	1,163	100	1993	1,163	93,623
BAS	128	100	2013	128	10,304
FOP	95	30	1993	28	2,254
UCP	198	20	1993	40	3,220
UST	70	45	1993	32	2,576
TOTALS	1,654			1,391	111,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,391	109.7200	109.72	152,621	1966	1966	0	0	0	26.63	73.37

1 SINGLE FAM – 0% - 2025 Heated Area: 1291 HX Base Yr



716 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	111,978
TOTAL MARKET OB/XF VALUE	1,008
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	292,986
SOH/AGL Deduction	0
ASSESSED VALUE	292,986
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,986
TOTAL JUST VALUE	292,986
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	283,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20020907	RE-ROOF	0	05/29/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/633	7/02/2025	QC	U	I	11	100
GRANTOR: LYLE KATHIE O'QUINN						
GRANTEE: LYLE KATHIE O						
2622/1323	2/14/2022	WD	U	I	11	100
GRANTOR: O'QUINN RUTH M						
GRANTEE: LYLE KATHIE O'QUINN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 N8 W13 FOP=[YR=1993] W11 S5 UST=[YR=1993] S10 UCP=[YR=1993] S18 E11 N18 W11$ E7 N10 W7$ E7 S10 E4 N15$ S33 E13 BAS=[YR=2013] E16 N8 W16S8$ N8 E16 S16 E14 N33$.

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	0940	SHEDS/PORT	0	0	12	14	168.00	SF	30.00	30.00	100	1998	1998	3	20	1,008	

LAND DESCRIPTION

TOTAL OB/XF 1,008

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	86.00	230.00	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