

BLOCK 258 W 200' OF S1/2 OF LOT
1 & PT OF S14' OF SUBLOTS A &
B OF LOT 1

MONTAGUE JOAN J
202 N 14TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0258-0012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

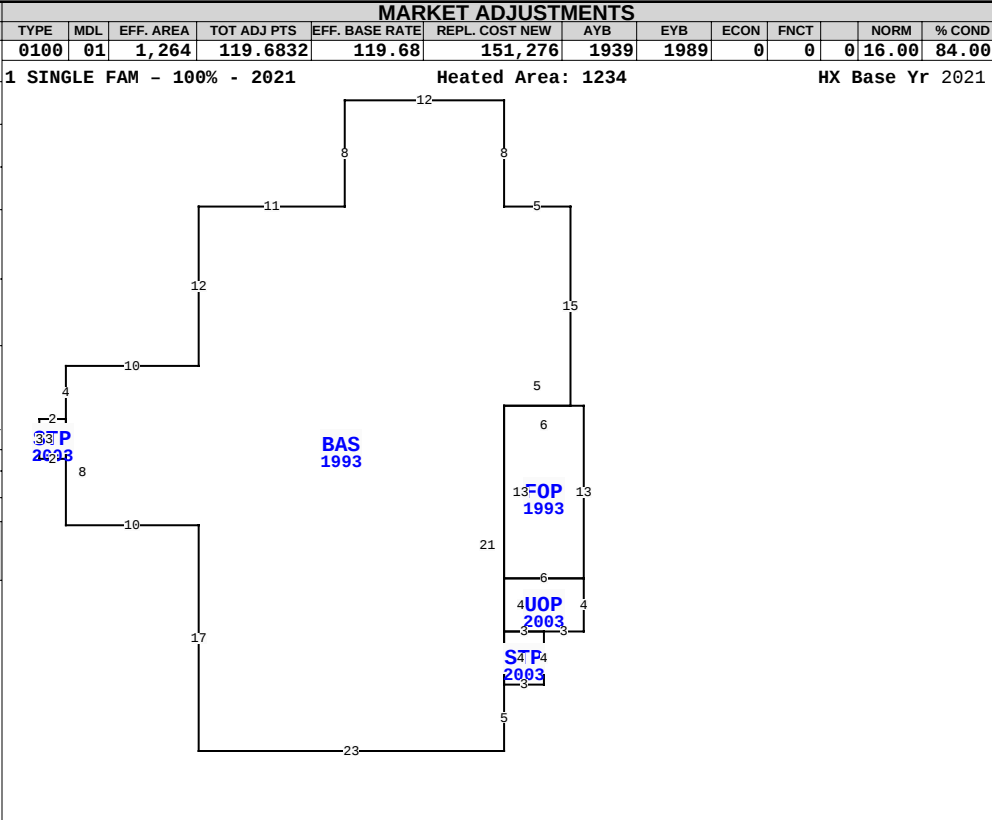
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,234	100	1993	1,234	124,055
FOP	78	30	1993	23	2,313
STP	6	10	2003	1	101
STP	12	10	2003	1	101
UOP	24	20	2003	5	502

TOTALS	1,354			1,264	127,072
EXTRA FEATURES					

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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1986	1986	3	20	720	
2	0810	CONCRETE A	0	100	0	0	403.00	SF	6.50	6.50	100	1986	1986	3	47	1,231	
3	0810	CONCRETE A	0	100	22	4	88.00	SF	6.50	6.50	100	1948	1948	3	20	114	
4	0940	SHEDS/PORT	0	100	19	12	228.00	SF	30.00	30.00	100	2003	2003	3	20	1,368	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	34	1,190	
6	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	2012	2012	3	50	600	

LAND DESCRIPTION			TOTAL OB/XF 5,223														
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	100.00	125.00	1.00	LT		1.00	1.00	1.20	180,000.00	216,000.00	216,000

REVIEW DATE	06/10/2020	BY	DJ
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202 N 14TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		127,072	
TOTAL MARKET OB/XF VALUE		5,223	
TOTAL LAND VALUE - MARKET		216,000	
TOTAL MARKET VALUE		348,295	
SOH/AGL Deduction		110,822	
ASSESSED VALUE		237,473	
TOTAL EXEMPTION VALUE		HX HB WX 55,722	
BASE TAXABLE VALUE		181,751	
TOTAL JUST VALUE		348,295	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		336,569	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230011	SHINGLE REROOF		04/03/2023
2003689	REMODEL	3,000	08/10/2000
2003604	REPAIR/RRF	1,200	07/31/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2366/0832	6/05/2020	WD	Q	I	01	265,000	
GRANTOR: STILLWELL DOROTHEA F							
GRANTEE: MONTAGUE JOAN J							
1182/0942	10/22/2003	WD	Q	I		120,500	
GRANTOR: S.G.E.M. LLC							
GRANTEE: STILLWELL DOROTHEA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W5 N8 W12 S8 W11 S12 W10 S4 STP=[YR=2003] W2 S3 E2 N3\$ S8 E10 S17 E23 N5 STP=[YR=2003] E3 N4 UOP=[YR=2003] E3 N4 FOP=[YR=1993] N13 W6 S13 E6\$ W6 S4 E3\$ W3 S4\$ N21 E5 N15\$.									