



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
																	VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 118,125 TOTAL MARKET VALUE 118,125 SOH/AGL Deduction 10,387 ASSESSED VALUE 107,738 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 107,738 TOTAL JUST VALUE 118,125 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 270,623											
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED 2024-0371 NEW DUPLEX 450,000 11/18/2024 2024-0017 DEMO DUPL 185,000 06/06/2024 20122020 RE-ROOF 3,510 09/28/2012 20012287 2 FIXTURES 0 10/18/2001 20011789 REPAIR/SERVICE CH 0 08/03/2001 20011746 PATCH ROOF HOLES 0 07/31/2001												
MAP NUM MKT AREA 01																SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE 2011/0078 10/15/2015 WD Q I 02 135,000 GRANTOR: PURPLE CREEK LLC GRANTEE: PAGE DAVID P JR MD 1741/0981 6/01/2011 WD U I 11 100 GRANTOR: HALCYON HOUSE PARTNER GRANTEE: PURPLE CREEK LLC												
NEIGHBORHOOD/LOC 1011.00																BUILDING NOTES BLD DATE 04/03/2014 KK LGL DATE 10/31/2024 DC XF DATE INC DATE												
TOTALS EXTRA FEATURES 212 S 14TH ST, FERNANDINA BEACH																BUILDING DIMENSIONS												
L	OB/XF	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											
N	CODE																											
																	LAND DESCRIPTION L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV											
																	TOTAL OB/XF 0											
1	000800	C	MULTI-FAMILY	0	0003	MU-1				9,450.00	SF	1.00	1.00	1.00		12.50	12.50	118,125										
																	REVIEW DATE 12/01/2024 BY DJ Total Acres: 0.21 Total Land Value: 118,125 Market: 0 Agricultural: 0 Common: 118,125 PRINTED 07/30/2025 BY SYS											