BLOCK 262 N75 FT OF LOT 2
CITY OF FDNA BEACH

LEPIERRE KYLE D/LEPIERRE GARY
416 SOUTH 14TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0262-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

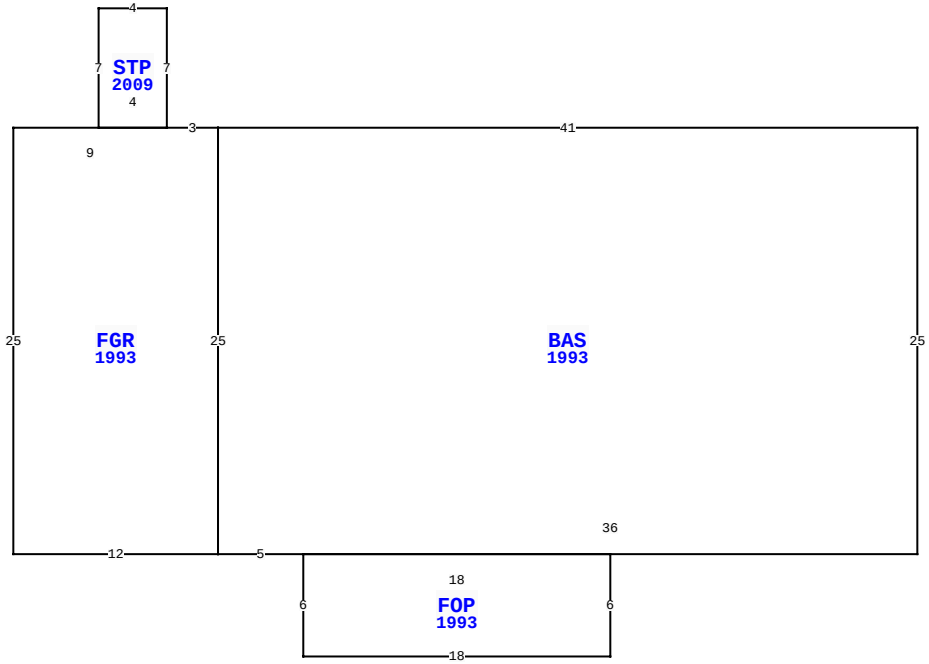
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1993	1,025	93,636
FGR	300	55	1993	165	15,073
FOP	108	30	1993	32	2,923
STP	28	10	2009	3	274
TOTALS	1,461			1,225	111,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,225	112.7840	112.78	138,156	1976	1986	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1025 HX Base Yr 2023



416 S 14TH ST, FERNANDINA BEACH

BLD DATE	02/04/2015	KK	LGL DATE		
XF DATE			LAND DATE	03/18/2024	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		111,906
TOTAL MARKET OB/XF VALUE		1,450
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		278,356
SOH/AGL Deduction		9,351
ASSESSED VALUE		269,005
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		218,283
TOTAL JUST VALUE		278,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111994	H/AC	2,800	11/08/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2605/0122	11/29/2022	WD	Q	I	02	300,000
GRANTOR: PERDUE KAY A						
GRANTEE: LEPIERRE KYLE D & G						
1315/0674	5/05/2005	WD	Q	I	06	100
GRANTOR: PERDUE KAY A & ERWIN						
GRANTEE: PERDUE ERWIN K & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 FGR=[YR=1993] W3 STP=[YR=2009] N7W4S7E4$W9 S25 E12 N25$ S25 E5 FOP=[YR=1993] S6 E18N6 W18$ E36 N25$.

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	858.00	SF	6.50	6.50	100	1976	1976	3	26	1,450	

LAND DESCRIPTION

TOTAL OB/XF 1,450

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	0003	R-1	75.00	230.00	75.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	165,000							

REVIEW DATE 06/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS