BLK 262 S 44FT OF LOT 3 &
N 31FT OF LOT 4
IN OR 2060/182

SMITH LAURA T
432 S 14TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0262-0032

NASSAU COUNTY PROPERTY

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	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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

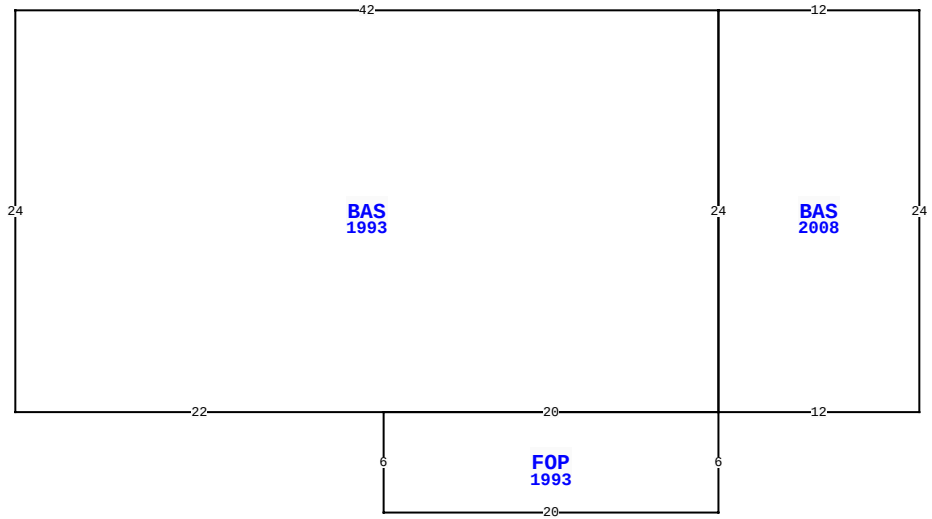
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	92,540
BAS	288	100	2008	288	26,440
FOP	120	30	1993	36	3,305
TOTALS	1,416			1,332	122,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,332	111.2800	111.28	148,225	1978	1983	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1296 HX Base Yr 2017



432 S 14TH ST, FERNANDINA BEACH

BLD DATE	04/03/2014 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		122,286
TOTAL MARKET OB/XF VALUE		4,252
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		291,538
SOH/AGL Deduction		151,720
ASSESSED VALUE		139,818
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,096
TOTAL JUST VALUE		291,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080124	XFOB	2,900	01/28/2008
20042110	H/AC	3,000	11/10/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2060/0182	7/18/2016	SW	U	I	12	130,000
GRANTOR: MORTGAGE EQUITY CONVE						
GRANTEE: SMITH LAURA T						
2049/1286	5/20/2016	QC	U	I	11	100
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: MORTGAGE EQUITY CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 BAS=[YR=1993] W42 S24 E22 FOP=[YR=1993] S6 E20 N6 W20 $ E20 N24 $ S24 E12 N24 $.

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	10	77	770.00	SF	6.50	6.50	100	1978	1978	3	28	1,401	
2	0810	CONCRETE A	0	100	9	7	63.00	SF	3.25	3.25	100	1980	1980	3	30	61	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	90.00	90.00	100	2008	2008	3	31	2,790	

LAND DESCRIPTION

TOTAL OB/XF 4,252

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 05/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS