

BLOCK 262 S75 FT OF N106 FT
OF LOT 4 IN OR 2402/1962
CITY OF FDNA BEACH

DEWITT WINIFRED K/DEWITT JONATHAN K
502 S 14TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0262-0041



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

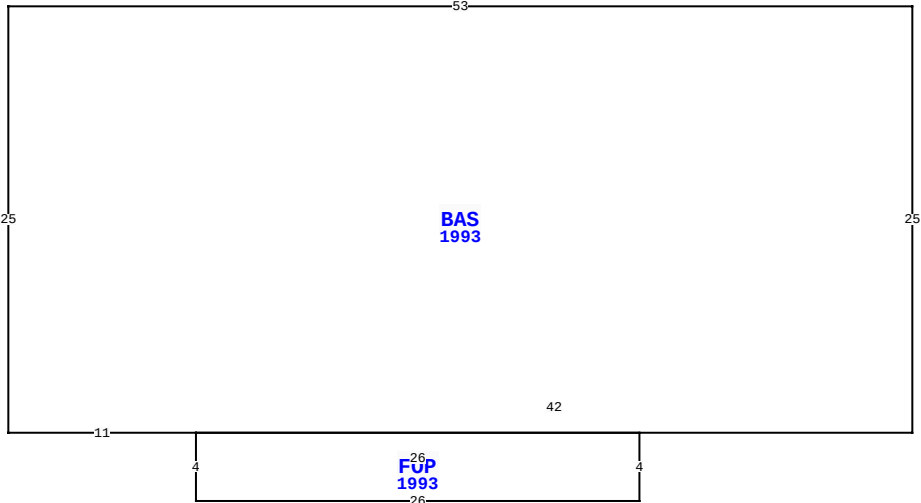
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,325	100	1993	1,325	83,924
FOP	104	30	1993	31	1,964

TOTALS	1,429			1,356	85,888
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	10	88	880.00	SF	6.50
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50
3	0810	CONCRETE A	0	100	57	10	570.00	SF	6.50
4	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00
5	0810	CONCRETE A	0	100	0	0	343.00	SF	6.50
6	0911	SCRN RM A	0	100	12	24	288.00	SF	17.50
7	0851	PATIO STON	0	100	10	4	40.00	SF	0.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-1	75.00	230.00	75.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,356	101.9304	101.93	138,217	1977	1977		0	0	15	22.86
1 SINGLE FAM - 100% - 2020 Heated Area: 1325 HX Base Yr 2020												



NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					85,888				
TOTAL MARKET OB/XF VALUE					7,588				
TOTAL LAND VALUE - MARKET					165,000				
TOTAL MARKET VALUE					258,476				
SOH/AGL Deduction					100,246				
ASSESSED VALUE					158,230				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					107,508				
TOTAL JUST VALUE					258,476				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					254,825				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19990187	XFOB	3,630	04/06/1999
7181	REPAIR/RRF	1,600	07/08/1992
4122	REPAIR/RRF	1,200	02/17/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2402/1962	10/02/2020	QC	U	I	11		100
GRANTOR:DEWITT WINIFRED K							
GRANTEE:DEWITT WINIFRED K &							
2320/0486	11/09/2019	WD	U	I	11		100
GRANTOR:YOUNG PATRICIA							
GRANTEE:DEWITT JOHN J & WIN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W53 S25 E11 FOP=[YR=1993] S4 E26 N4 W26\$ E42 N25\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-1	75.00	230.00	75.00