BLOCK 262 S 77 FT OF N 86
FT OF LOT 5 CITY OF FDNA BEACH

JAMESON TOM S & JOYCE N L/E/
510 S 14TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0262-0051

BUILDING CHARACTERISTICS

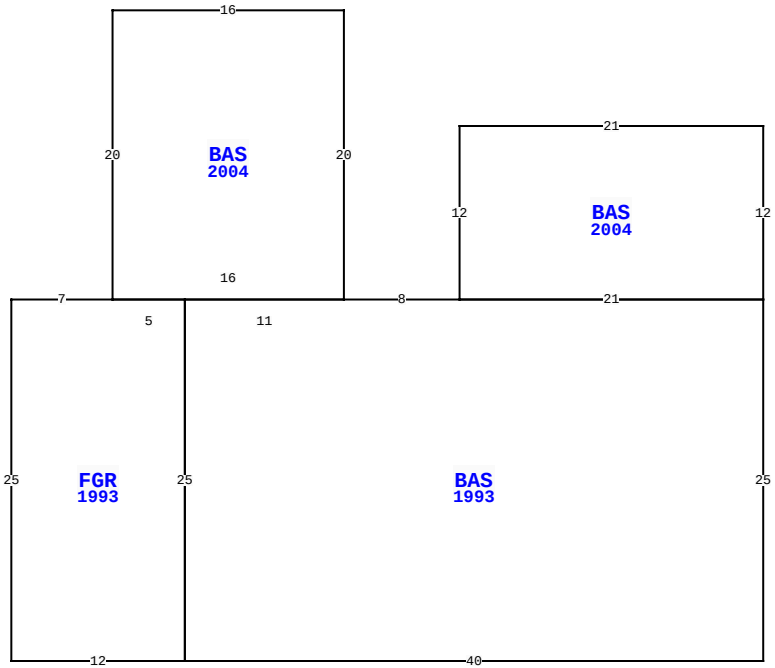
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,000	100	1993	1,000	98,524
BAS	252	100	2004	252	24,828
BAS	320	100	2004	320	31,528
FGR	300	55	1993	165	16,257
TOTALS	1,872			1,737	171,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,737	113.9000	113.90	197,844	1977	2000	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 1978 Heated Area: 1572 HX Base Yr 1978



510 S 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		171,135
TOTAL MARKET OB/XF VALUE		5,569
TOTAL LAND VALUE - MARKET		169,400
TOTAL MARKET VALUE		346,104
SOH/AGL Deduction		209,847
ASSESSED VALUE		136,257
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,535
TOTAL JUST VALUE		346,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122094	RE-ROOF	9,461	10/10/2012
20100481	CHAIN-LINK FENCE	1,500	03/23/2010
2003629	H/AC	0	08/04/2000
2003627	ELECTRIC FOR ADDI	0	08/03/2000
2003003	ADD BEDROOM & DEN	21,000	05/18/2000
10515B	REMODEL	4,500	06/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2343/0156	2/19/2020	LE	U	I	11	100
GRANTOR: JAMESON TOM S & JOYCE						
GRANTEE: JAMESON TOM W & JOY						
0243/0380	7/01/1977	WD	U	I		27,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W21 S12 BAS=[YR=1993] W8 BAS=[YR=2004] N20 W16 S20 FGR=[YR=1993] W7 S25 E12 N25 W5$ E16$ W11 S25 E40 N25 W21$ E21 N12$.

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	1,189.00	SF	6.50	6.50	100	1977	1977	3	27	2,087	
2	1243	WD DECK F	0	100	0	0	885.00	SF	8.00	8.00	100	1987	1987	3	20	1,416	
3	0940	SHEDS/PORT	0	100	14	8	112.00	SF	30.00	30.00	100	1989	1989	3	20	672	
4	0810	CONCRETE A	0	100	3	54	162.00	SF	13.00	13.00	100	1989	1989	3	54.5	1,148	
5	0350	CARPORT WD	0	100	0	0	125.00	SF	9.36	9.36	100	2004	2004	3	21	246	

LAND DESCRIPTION

TOTAL OB/XF 5,569

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	77.00	230.00	77.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	169,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 169,400 Market: 0 Agricultural: 0 Common: 169,400 PRINTED 07/30/2025 BY SYS