BLOCK 262 S1/2 OF LOT 5
IN OR 1203/496
CITY OF FDNA BEACH

FILLET-GENTRY TRUST/FILLET DAVID E TRUSTEE
2200 MARAVILLA DRIVE
LOS ANGELES, CA 90068

2025

00-00-31-1800-0262-0052

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 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

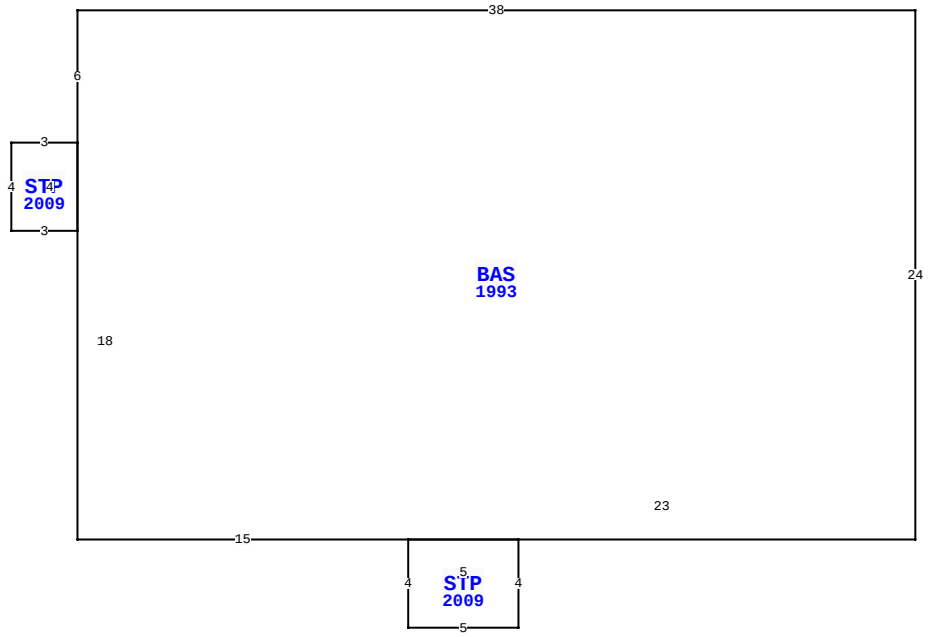
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	1993	912	94,746
STP	12	10	2009	1	104
STP	20	10	2009	2	207
TOTALS	944			915	95,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	915	117.7200	117.72	107,714	1954	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 0% - 0 Heated Area: 912 HX Base Yr



514 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	95,058
TOTAL MARKET OB/XF VALUE	5,325
TOTAL LAND VALUE - MARKET	189,200
TOTAL MARKET VALUE	289,583
SOH/AGL Deduction	91,735
ASSESSED VALUE	197,848
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,848
TOTAL JUST VALUE	289,583
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090928	REMODEL	5,000	07/01/2009
7359	REPAIR/RRF	1,300	10/12/1992
2308	CHNGE SRVC	800	01/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1203/0496	1/22/2004	WD	Q	I		120,000
GRANTOR: D'AMICO ALBERT D						
GRANTEE: GENTRY FREDERICK J						
0852/1118	10/16/1998	WD	Q	I		75,000
GRANTOR: HOOPER JONATHAN E & C						
GRANTEE: D'AMICO ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38S6 STP=[YR=2009] W3S4E3 N4$ S18E15
STP=[YR=2009] S4E5N4W5$ E23N24$.

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	0	0	0	874.00	SF	6.50	6.50	100	1991	1991	3	59.5	3,380	
2	0810	CONCRETE A	0	0	0	0	678.00	SF	6.50	6.50	100	1954	1954	3	20	881	
3	0681	POLE SHED	0	0	10	11	110.00	SF	9.90	9.90	100	1998	1998	3	25	272	
4	0940	SHEDS/PORT	0	0	11	12	132.00	SF	30.00	30.00	100	1998	1998	3	20	792	

LAND DESCRIPTION

TOTAL OB/XF 5,325

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	0	0003	R-1	86.00	230.00	86.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	189,200							

REVIEW DATE 05/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 189,200 Market: 0 Agricultural: 0 Common: 189,200 PRINTED 07/30/2025 BY SYS