



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
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	

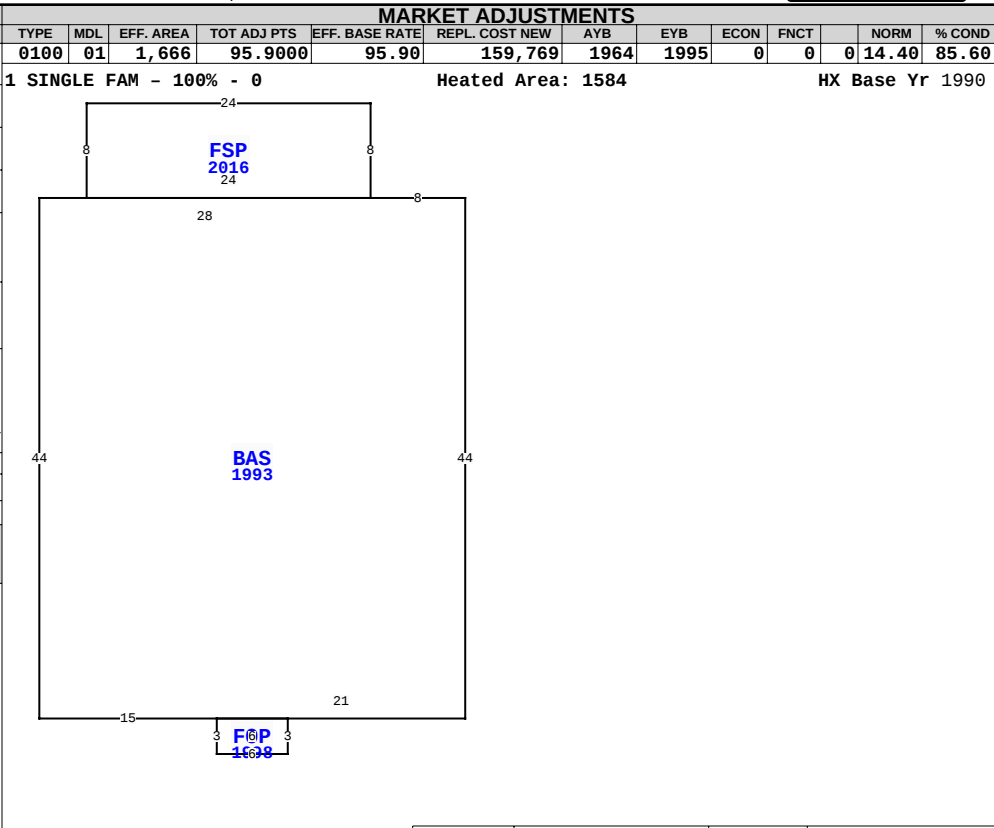
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1993	1,584	130,032
FOP	18	30	1998	5	411
FSP	192	40	2016	77	6,321

TOTALS	1,794			1,666	136,762
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	3	25	75.00	SF	6.50

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		R-1	86.00	230.00	86.00

REVIEW DATE	01/14/2021	BY	TWA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF									
1,231									

Total Acres: 0.00	Total Land Value: 189,200	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					149,347				
TOTAL MARKET OB/XF VALUE					1,231				
TOTAL LAND VALUE - MARKET					189,200				
TOTAL MARKET VALUE					339,778				
SOH/AGL Deduction					226,220				
ASSESSED VALUE					113,558				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					57,836				
TOTAL JUST VALUE					339,778				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					334,136				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152950	SCRPRCH	5,000	12/18/2015
1338	NEW BATH	1,600	02/24/1989
5220	ADDITION	22,050	02/15/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0558/0689	12/07/1988	WD	Q	I	01		100
GRANTOR: WALKER ROBERT T							
GRANTEE: WALKER ROBERT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W8 FSP=[YR=2016] N8 W24 S8 E24\$ W28 S44 E15									
FOP=[YR=1998] S3E6 N3 W6 \$ E21 N44 \$.									

ELEMENT

CD

CONSTRUCTION

Exterior Wall

25

MOD METAL 100

ELEMENT

CD

CONSTRUCTION

Roof Structur

04

WOOD TRUSS 100

ELEMENT

CD

CONSTRUCTION

Roof Cover

12

MODULAR MT 100

ELEMENT

CD

CONSTRUCTION

Interior Wall

07

NONE 100

ELEMENT

CD

CONSTRUCTION

Interior Floo

03

CONC FINSH 100

ELEMENT

CD

CONSTRUCTION

Ceiling

04

NONE 100

ELEMENT

CD

CONSTRUCTION

Air Condition

01

NONE 100

ELEMENT

CD

CONSTRUCTION

Heating Type

01

NONE 100

ELEMENT

CD

CONSTRUCTION

Plumbing

0 100

ELEMENT

CD

CONSTRUCTION

Frame

02

WOOD FRAME 100

ELEMENT

CD

CONSTRUCTION

Story Height

10 100

ELEMENT

CD

CONSTRUCTION

RMS

1 100

ELEMENT

CD

CONSTRUCTION

Stories

1.

1. 100

ELEMENT

CD

CONSTRUCTION

Class

00

. 100

ELEMENT

CD

CONSTRUCTION

Units

0 100

ELEMENT

CD

CONSTRUCTION

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

750

100

1998

750

12,585

TOTALS

750

750

12,585

EXTRA FEATURES

618 S 14TH ST, FERNANDINA BEACH

L

N

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

LAND DESCRIPTION

TOTAL OB/XF

0

L

N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

01/14/2021

BY

TWA

Total Acres:

0.00

Total Land Value:

189,200

Market:

0

Agricultural:

0

Common:

189,200

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

4804

06

750

63.7560

24.86

18,645

1998

1998

0

0

0

32.50

67.50

2 MINI WAREH - 100% - 0

Heated Area: 750

HX Base Yr 1990

25

30

30

25

BAS
1998

VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

149,347

TOTAL MARKET OB/XF VALUE

1,231

TOTAL LAND VALUE - MARKET

189,200

TOTAL MARKET VALUE

339,778

SOH/AGL Deduction

226,220

ASSESSED VALUE

113,558

TOTAL EXEMPTION VALUE

HX HB WX

55,722

BASE TAXABLE VALUE

57,836

TOTAL JUST VALUE

339,778

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

334,136

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0558/0689

12/07/1988

WD

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100

GRANTOR: WALKER ROBERT T

GRANTEE: WALKER ROBERT

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/18/2024

MLU

BUILDING NOTES

BAS=[YR=1998] W25 S30 E25 N30 \$.

BUILDING DIMENSIONS