

BLOCK 270 PT LOT 3 & LOT 4
IN OR 2476/1727
CITY OF FDNA BEACH

MATEER LIVING TRUST/MATEER JOHN TRUSTEE
114 S 2ND ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0270-0031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100

--	--	--

Quality 01 Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1010.0400

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,603	100	2019	1,603	467,015
FGR	432	55	2019	238	69,338
FOP	30	30	2019	9	2,622
FOP	65	30	2019	20	5,827
FUS	1,600	100	2019	1,600	466,141
STP	28	10	2019	3	874
STR	80	10	2019	8	2,331
STR	76	10	2024	8	2,331
UOP	1,989	20	2019	398	115,952

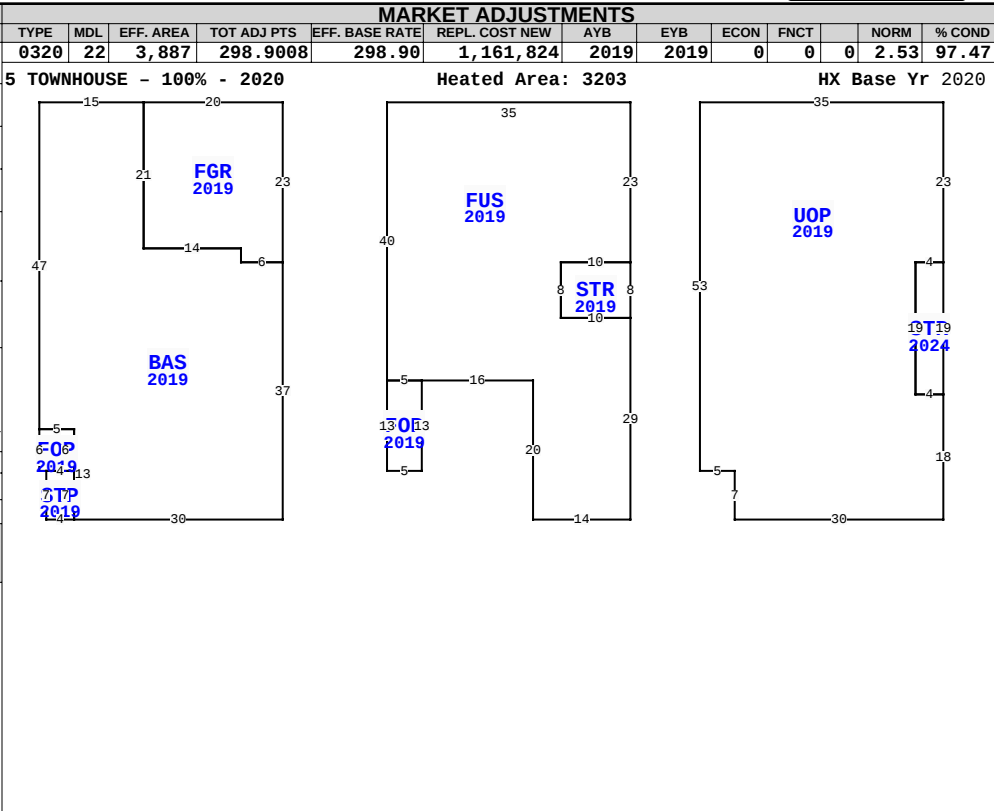
TOTALS 5,903 3,887,132,430

EXTRA FEATURES

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
1	0855	CONC PAVER	0	100	0	0		32.00	SF	10.00	2019	2019	3	97	310	
2	0855	CONC PAVER	0	100	0	0		578.00	SF	10.00	2019	2019	3	97	5,607	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000310	C	TOWNHOUSE	100	0006	MU-1	0.00	0.00	5,000.00	SF		1.00	1.00	1.00	50.00	50.00	250,000							



114 S 2ND ST, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 5,917

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000310	C	TOWNHOUSE	100	0006	MU-1	0.00	0.00	5,000.00	SF		1.00	1.00	1.00	50.00	50.00	250,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		1,132,430
TOTAL MARKET OB/XF VALUE		5,917
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		1,388,347
SOH/AGL Deduction		650,197
ASSESSED VALUE		738,150
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		687,428
TOTAL JUST VALUE		1,388,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,338,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181789	NEW CONSTR	454,610	05/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2476/1727	6/29/2021	WD	U	I	11	100

GRANTOR: MATEER JOHN & ANDREA

GRANTEE: MATEER LIVING TRUST

2287/1957 6/24/2019 SW Q I 02 866,600

GRANTOR: ARTISAN HOMES LLC

GRANTEE: MATEER JOHN & ANDRE

BUILDING NOTES

BUILDING DIMENSIONS	
UOP=[YR=2019;ORIG=60,0]	E35 S23 W4 S19 E4 S18 W30 N7 W5 N53 \$
FUS=[YR=2019;ORIG=15,0]	E35 S23 W10 S8 E10 S29 W14 N20 W16 W5 N40 \$
BAS=[YR=2019;ORIG=-20,0]	W15 S47 E5 S13 E30 N37 W6 N2 W14 N21 \$
FGR=[YR=2019;ORIG=0,0]	W20 S21 E14 S2 E6 N23 \$
FOP=[YR=2019;ORIG=20,40]	S13 W5 N13 E5 \$
STR=[YR=2019;ORIG=50,23]	S8 W10 N8 E10 \$
FOP=[YR=2019;ORIG=-35,47]	S6 E1 E4 N6 W5 \$
STP=[YR=2019;ORIG=-34,53]	S7 E4 N7 W4 \$
PTR=[ORIG=0,0]	E15 W15 \$
PTR=[ORIG=0,0]	E60 W60 \$