PT OF BLK 253 OF CITY OF FDNA
BEACH S/D UNR & PT LOT 19 OF
OUTLOTS S/D UNR & PT OF GOVT

NORTH FLORIDA LAND TRUST INC
843 W MONROE ST
JACKSONVILLE, FL 32202

2025

14-3N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

N 14TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,386
TOTAL MARKET VALUE	2,386
SOH/AGL Deduction	0
ASSESSED VALUE	2,386
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,386
TOTAL JUST VALUE	2,386
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2755/594	12/10/2024	QC	U	V	11	60,400
GRANTOR: THORNTON JACK R						
GRANTEE: NORTH FLORIDA LAND						
1836/0564	1/22/2013	TX	U	V	11	13,000
GRANTOR: TAX COLLECTOR						
GRANTEE: THORNTON JACK R						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	009615	C	SLOUGH-MAS	0		CON	0.00	0.00	95.44	AC		1.00	1.00	1.00	25.00	25.00	2,386							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 95.44 Total Land Value: 2,386 Market: 0 Agricultural: 0 Common: 2,386 PRINTED 07/30/2025 BY SYS