BLOCK 2 LOT 22
AMERICAN BEACH 3 #1 PB 3/19

GRIFFIN VALERIE R/JONES ERIC F ET AL
2049 WEST 14TH ST
JACKSONVILLE, FL 32209

2026

00-00-30-010C-0002-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	02	WALL BOARD 40
Roof Structur	01	FLAT 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

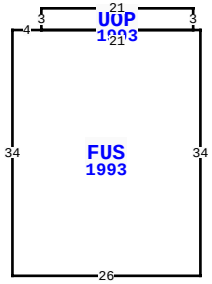
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

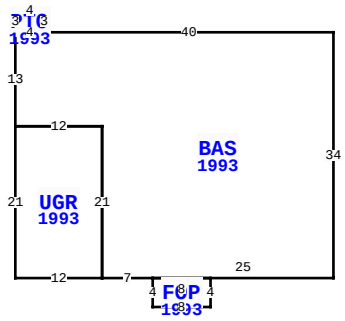
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,244	100	1993	1,244	54,748
FOP	32	30	1993	10	440
FUS	884	100	1993	884	38,904
PTO	12	5	1993	1	44
UGR	252	45	1993	113	4,973
UOP	63	20	1993	13	572
TOTALS	2,487			2,265	99,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,265	70.8000	74.34	168,380	1963	1963	0	0	0	40.80	59.20

1 SINGLE FAM 0% - 0 Heated Area: 2128 HX Base Yr





95590 BURNEY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	99,681
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	675,000
TOTAL MARKET VALUE	774,681
SOH/AGL Deduction	243,190
ASSESSED VALUE	531,491
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	531,491
TOTAL JUST VALUE	774,681
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	725,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618003	REPAIR/RRF	728	10/31/2006
4940	CHNGE SRVC	0	04/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2857/1558	3/02/2026	QC	U	I	11	100
GRANTOR: JONES QUINTIN A SR						
GRANTEE: JONES QUINTIN A II						
2800/1049	7/07/2025	QC	U	I	11	100
GRANTOR: JONES QUINTIN A SR						
GRANTEE: JONES KIMBERLY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 PTO=[YR=1993] N3 W4 S3 E4$ W4 S13
UGR=[YR=1993] S21 E12 N21 W12$ E12 S21 E7 FOP=[YR=1993] S4 E8 N4 W8$ E25 N34$ PTR=N15 FUS=[YR=1993] N34 E4 UOP=[YR=1993] N3 E21 S3 W21$ E22 S34 W26$ S15$.

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	000100	C	RES	0		RG-1	60.00	100.00	60.00	FF		1.00	1.00	1.00	11,250.00	11,250.00	675,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000 PRINTED 07/09/2026 BY SYS