LOT 24
EVERETT ACRES PB 5/11

SMITH MELISSA A
1414 IAN DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0220-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

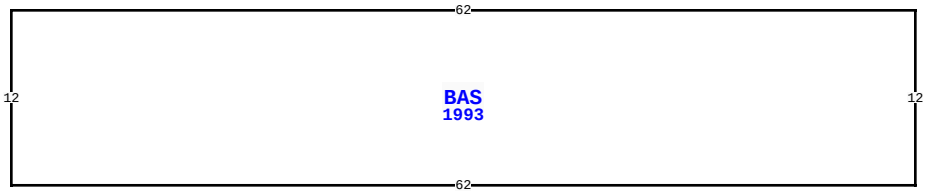
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	1993	744	81,143
TOTALS	744			744	81,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	744	122.2000	103.87	77,279	1975	2000	0	0	105	58.00	105.00

1 M/H 93- 100% - 2026 Heated Area: 744 HX Base Yr 2026



1414 IAN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		81,143
TOTAL MARKET OB/XF VALUE		146
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		181,289
SOH/AGL Deduction		0
ASSESSED VALUE		181,289
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		124,878
TOTAL JUST VALUE		181,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/1113	5/28/2025	WD	Q	I	01	200,000
GRANTOR: DONAHUE TONY LYNN &						
GRANTEE: SMITH MELISSA A						
2049/0133	5/24/2016	WD	Q	I	01	38,000
GRANTOR: MIXON RAY B JR & JANI						
GRANTEE: DONAHUE TONY LYNN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S12 E62 N12 $.

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	1242	WD DECK A	0	100	0	0	73.00	SF	10.00	10.00	100	1994	1994	3	20	146	

LAND DESCRIPTION

TOTAL OB/XF 146

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	100		RSF-	2100.00	51.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS