

BLK 1 LOT 3 & PT R/W ABND BY
CITY ORD 280
EGAN MEADOWS #1 PBK 3/45

LEE BETHANY & WYATT
306 SOUTH 14TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1240-0001-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	1
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	02
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

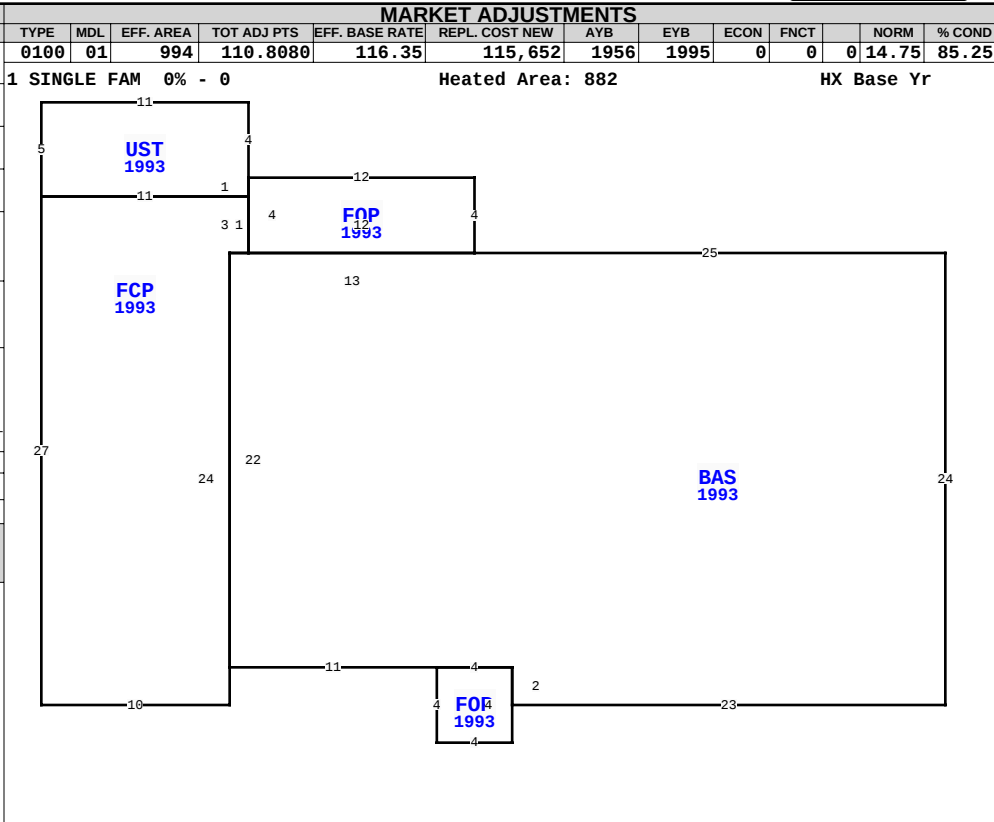
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	882	100	1993	882	87,484
FCP	273	25	1993	68	6,745
FOP	16	30	1993	5	496
FOP	48	30	1993	14	1,389
UST	55	45	1993	25	2,480

TOTALS	1,274			994	98,593
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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
2	0940	SHEDS/PORT	0	0	12	10		120.00	SF	30.00				864	

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	000100	C	RES	0	0006	R-1	75.00	190.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD



23 N 14TH PL, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			98,593
TOTAL MARKET OB/XF VALUE			864
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			299,457
SOH/AGL Deduction			63,383
ASSESSED VALUE			236,074
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			236,074
TOTAL JUST VALUE			299,457
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110193	REPAIR/RRF	3,800	02/10/2011
5117	REPAIR/RRF	750	11/28/1988
2230	CHNGE SRVC	500	10/12/1988

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
202645016445	6/01/2026	WD Q	I 01
GRANTOR: TILIAKOS BELIA ANNA			
GRANTEE: LEE BETHANY & WYATT			
2256/0340	2/19/2019	QC U	I 11
GRANTOR: SAMPSON MICHAEL W & B			
GRANTEE: SAMPSON MICHAEL W &			

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=1993]	W25FOP=[YR=1993]	N4W12	UST=[YR=1993]
FCP=[YR=1993]	S27E10	N24E1N3W11	\$E1N1\$S4E12\$W13S22
FOP=[YR=1993]	S4E4N4W4	\$E4S2E23	N24\$.

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