

BLOCK 2 LOT 1
IN OR 835/845
EGAN MEADOWS #1 PB 3/45

APPLEWHITE JAMES H
1108 N 14TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1240-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

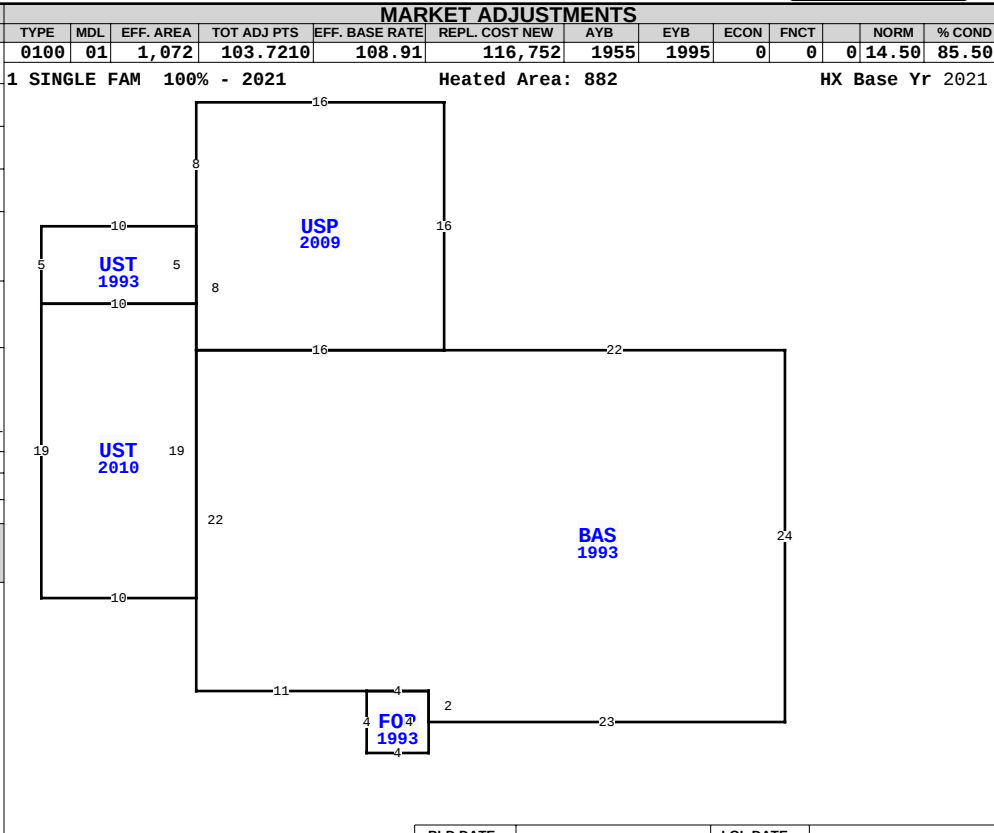
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	882	100	1993	882	82,130
FOP	16	30	1993	5	466
USP	256	30	2009	77	7,170
UST	50	45	1993	22	2,049
UST	190	45	2010	86	8,008
TOTALS	1,394			1,072	99,823

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0350	CARPORT WD	0 100	20 24	480.00	SF	26.00	26.00	100	2009	2009	3	31	3,869	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



1108 N 14TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF															3,869
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										99,823	
TOTAL MARKET OB/XF VALUE										3,869	
TOTAL LAND VALUE - MARKET										200,000	
TOTAL MARKET VALUE										303,692	
SOH/AGL Deduction										165,550	
ASSESSED VALUE										138,142	
TOTAL EXEMPTION VALUE										92,103	
BASE TAXABLE VALUE										46,039	
TOTAL JUST VALUE										303,692	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										279,990	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100843	REMODEL	840	05/20/2010
20090510	XFOB	12,000	04/27/2009
20090213	REMODEL	1,400	02/18/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0835/0845	5/28/1998	WD	Q	I		45,000	
GRANTOR: COSSON MARION D FLANN							
GRANTEE: APPLEWHITE JAMES H							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W22 USP=[YR=2009] N16 W16 S8 UST=[YR=1993] W10S5 UST=[YR=2010] S19 E10 N19W10\$ E10N5\$S8 E16\$ W16S22 E11 FOP=[YR=1993] S4E4N4W4\$ E4S2E23 N24\$.									