BLOCK 2 LOT 2
IN OR 2230/695
EGANS MEADOWS #1 PB 3/45

DOLGANIUC VICTOR
1112 N 14TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1240-0002-0020

BUILDING CHARACTERISTICS

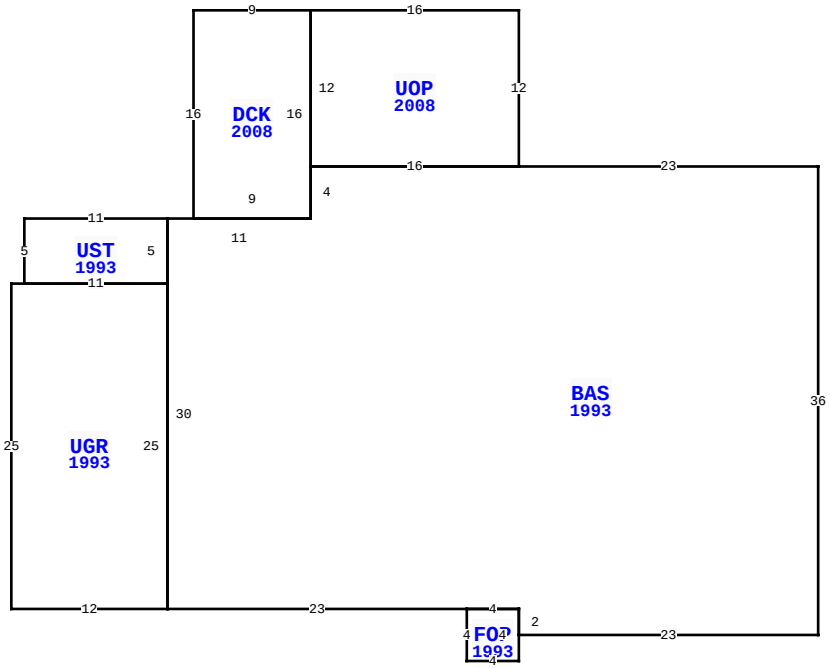
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,702	100	1993	1,702	119,834
DCK	144	10	2008	14	986
FOP	16	30	1993	5	352
UGR	300	45	1993	135	9,505
UOP	192	20	2008	38	2,676
UST	55	45	1993	25	1,760
TOTALS	2,409			1,919	135,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,919	102.9686	108.12	207,482	1955	1955	0	0	0	34.88	65.12

1 SINGLE FAM 100% - 2021 Heated Area: 1702 HX Base Yr 2021



1112 N 14TH ST, FERNANDINA BEACH

BLD DATE	07/21/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		135,112
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		335,112
SOH/AGL Deduction		165,818
ASSESSED VALUE		169,294
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,883
TOTAL JUST VALUE		335,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080490	OTHER	800	03/26/2008
20071962	REPAIR/RRF	2,300	10/16/2007
20062124	H/AC	2,500	09/15/2006
20010032	REPAIR/RRF	1,000	01/16/2001
6183	REMODEL	2,800	09/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2230/0695	10/12/2018	WD	Q	I	01	170,000
GRANTOR: ALEXANDER JAMES L						
GRANTEE: DOLGANIUC VICTOR						
0607/0899	9/17/1990	WD	U	I		20,000
GRANTOR: WALKER NORMA GAIL						
GRANTEE: HICKS SUSAN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UOP=[YR=2008] N12 W16 DCK=[YR=2008] W9 S16
E9 N16$ S12 E16 $ W16 S4 W11 UST=[YR=1993] W11 S5
UGR=[YR=1993] W1 S25 E12 N25 W11$ E11 N5$ S30 E23
FOP=[YR=1993] S4 E4 N4 W4$ E4 S2 E23 N36$.

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	100	0006	R-1	80.00	130.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS