LOT 108
IN OR 629 PG 208
FOREST HILLS #2 PB 2/77

DOTSON MICHAEL KEITH
914 STANLEY DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128B-0108-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

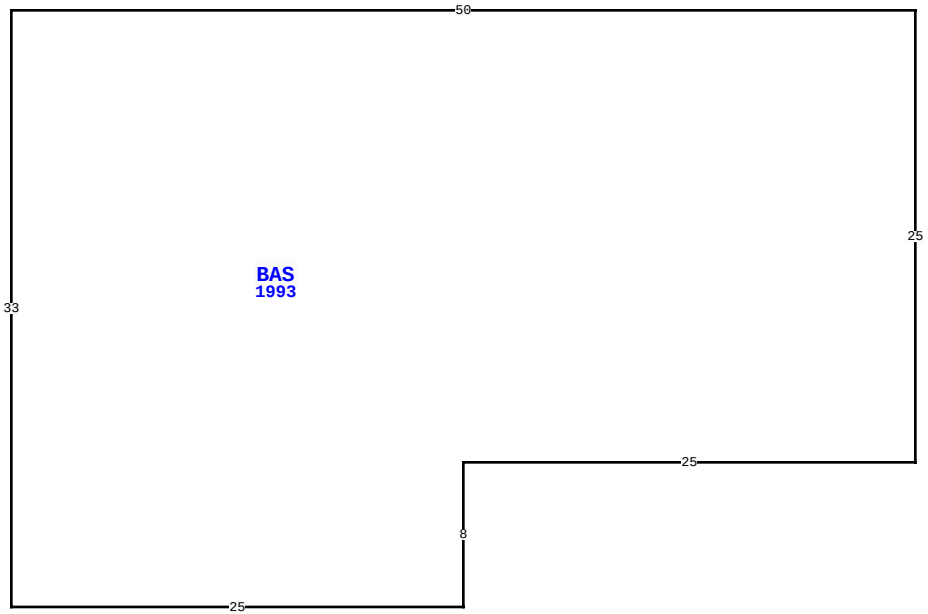
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100	1993	1,450	131,540
TOTALS	1,450			1,450	131,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,450	104.7280	109.96	159,442	1952	1990	0	0	0	17.50	82.50

1 SINGLE FAM 100% - 0 Heated Area: 1450 HX Base Yr



914 STANLEY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		131,540
TOTAL MARKET OB/XF VALUE		6,592
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		393,132
SOH/AGL Deduction		316,715
ASSESSED VALUE		76,417
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		25,006
TOTAL JUST VALUE		393,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121629	RE-ROOF	5,500	08/09/2012
7350	REPAIR/RRF	2,000	09/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0629/0208	6/19/1991	WD	Q	I	06	34,000
GRANTOR: DOTSON FREDERICK						
GRANTEE: DOTSON MICHAEL KEIT						
0365/0646	8/01/1982	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S33 E25 N8 E25 N25 $.

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	0510	GARAGE WD-	0	100	0	0	676.00	SF	35.00	35.00	100	1960	1960	3	20	4,732	
2	0940	SHEDS/PORT	0	100	0	0	310.00	SF	30.00	30.00	100	1970	1970	3	20	1,860	

LAND DESCRIPTION

TOTAL OB/XF 6,592

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	75.00	158.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS