LOT 117
FOREST HILLS 2 PB 2/77

GRASS BARBARA A REV LIV TRUST/GRASS BARBARA A TRUS
814 STANLEY DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-128B-0117-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	Quality Level 03

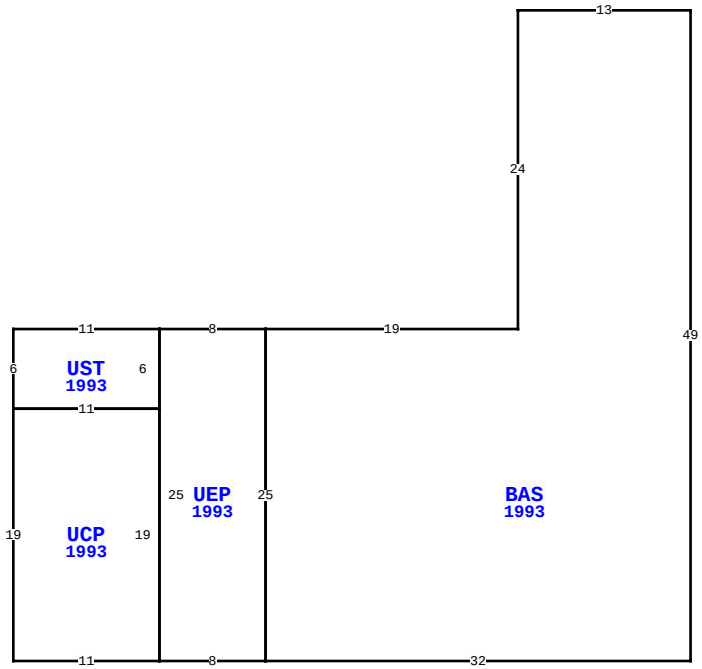
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,112	100	1993	1,112	105,181
UCP	209	20	1993	42	3,972
UEP	200	60	1993	120	11,351
UST	66	45	1993	30	2,838
TOTALS	1,587			1,304	123,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,304	111.0720	116.63	152,086	1952	1985	0	0	0	18.90	81.10

1 SINGLE FAM 100% - 0 Heated Area: 1112 HX Base Yr 1985



814 STANLEY DR, FERNANDINA BEACH

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

EXTRA FEATURES

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	1242	WD DECK A	0	100	16	14	224.00	SF	10.00	10.00	100	1994	1994	3	20	448	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1952	1952	3	20	700	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		123,342
TOTAL MARKET OB/XF VALUE		1,148
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		379,490
SOH/AGL Deduction		308,545
ASSESSED VALUE		70,945
TOTAL EXEMPTION VALUE	HX HB	45,945
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		379,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121093	H/AC	4,000	06/12/2012
20051729	RE-ROOF	5,000	05/04/2005
6770	ADDITION	8,000	10/09/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2399/0214	10/06/2020	QC	U	I	11	100
GRANTOR: GRASS BARBARA						
GRANTEE: GRASS BARBARA REVOC						
0417/0587	4/01/1984	WD	Q	I		33,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 S24 W19 UEP=[YR=1993] W8 UST=[YR=1993] W11 S6 UCP=[YR=1993] S19 E11 N19 W11$ E11 N6$ S25 E8 N25$ S25 E32 N49$.

LAND DESCRIPTION

TOTAL OB/XF 1,148

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	178.00	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