LOT 6 &
W100 FT OF S44 FT OF LOT 19
IN OR 860/70 & OR 1535/1387

TILIAKOS NELLIE P/TILIAKOS BELIA ANNA
108 N 14TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1690-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

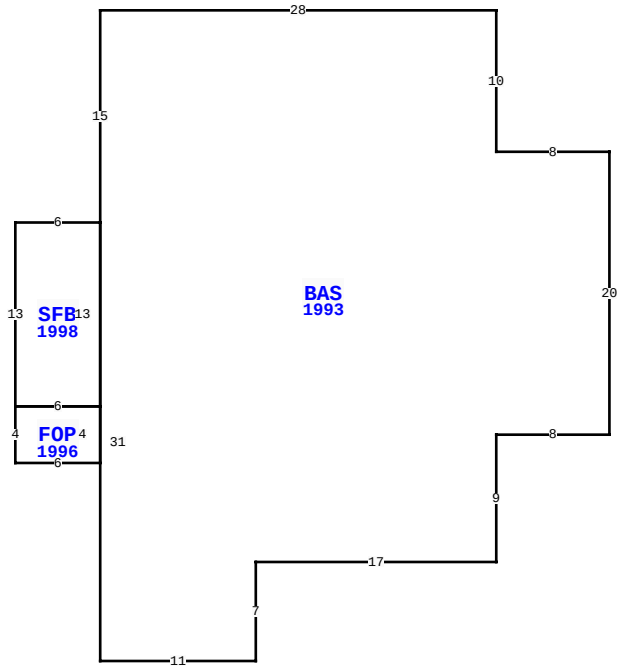
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	1,329	100	1993	1,329	101,112
FOP	24	30	1996	7	533
SFB	78	80	1998	62	4,717
TOTALS	1,431			1,398	106,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,398	99.9440	104.94	146,706	1951	1985	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 0 Heated Area: 1391 HX Base Yr



108 N 14TH ST, 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		106,362
TOTAL MARKET OB/XF VALUE		2,355
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		408,717
SOH/AGL Deduction		284,245
ASSESSED VALUE		124,472
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		18,061
TOTAL JUST VALUE		408,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111026	77LFX4H ALUM FEN	1,800	06/22/2011
20101152	H/AC	2,500	07/15/2010
20032782	REMODEL	1,000	03/27/2003
B969392	REPAIR/RRF	1,680	10/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0860/0070	12/22/1998	DG	Q	I	01	100
GRANTOR: TILIAKOS NELLIE P						
GRANTEE: TILIAKOS NELLIE P &						
0206/0456	10/12/1975	WD	Q	I	01	100
GRANTOR: TILIAKOS NELLIE P						
GRANTEE: TILIAKOS NELLIE P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N10 W28 S15 SFB=[YR=1998] W6 S13
FOP=[YR=1996] S4 E6 N4 W6 $ E6 N13 $ S31 E11 N7 E17 N9 E8 N20
$.

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	12	19	228.00	SF	35.00	35.00	100	1960	1960	3	20	1,596	
7	1076	TRELLIS A	0	100	7	17	119.00	SF	7.50	7.50	100	1996	1996	3	85	759	

LAND DESCRIPTION

TOTAL OB/XF 2,355

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	0003	R-1	61.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							
2	000100	C	RES	100	0007	R-1	44.00	100.00	1.00	LT		1.00	1.00	0.50	200,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS