LOT S 55 FT OF N 59 FT OF 8
IN OR 2382/402
SORENSEN TERRACE REPLAT

DEANE AMANDA A L/E/
112 N 14TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1690-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

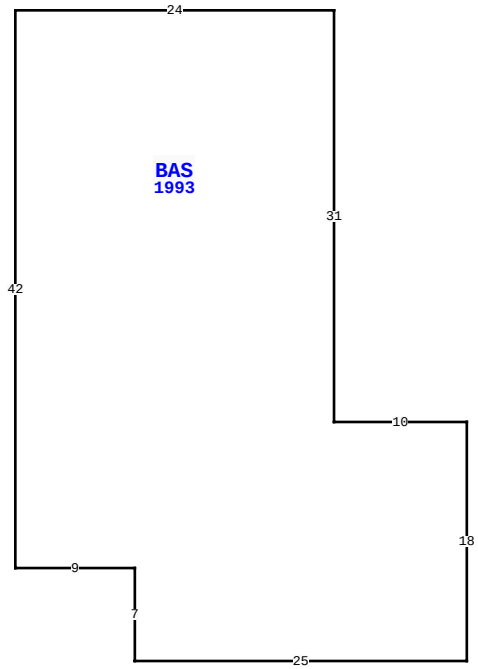
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	14	WD SHINGLE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,293	100	1993	1,293	131,963
TOTALS	1,293			1,293	131,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,293	118.2480	124.16	160,539	1942	1985	0	0	0	17.80	82.20

1 SINGLE FAM 100% - 2020 Heated Area: 1293 HX Base Yr 2020



112 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		131,963
TOTAL MARKET OB/XF VALUE		832
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		332,795
SOH/AGL Deduction		165,253
ASSESSED VALUE		167,542
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		116,131
TOTAL JUST VALUE		332,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141841	BATHREM	10,000	08/20/2014
20080254	OTHER	650	02/20/2008
20032413	REPAIR/RRF	2,000	01/28/2003
984635	REPAIR/RRF	1,200	12/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2382/0402	8/04/2020	LE	U	I	11	100
GRANTOR: DEANE AMANDA A						
GRANTEE: DIETZ LILLY E						
1894/0025	12/11/2013	SW	Q	I	01	137,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: DEANE AMANDA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N31 W24 S42 E9 S7 E25 N18 $.

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
3	1242	WD DECK A	0	100	9	7	63.00	SF	10.00	10.00	100	1998	1998	3	20	126	
4	1242	WD DECK A	0	100	14	24	336.00	SF	10.00	10.00	100	2005	2005	3	21	706	

LAND DESCRIPTION

TOTAL OB/XF 832

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	55.00	100.00	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