BLOCK 25 S1/2 OF LOTS 14 & 15
CITY OF FDNA BEACH

GOTTZMANN GERHARD/NEUWIRTH DORI LYNN
2114 NORTH 14TH CT
HOLLYWOOD, FL 33020

2026

00-00-31-1800-0025-0142

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	960
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	275,960
SOH/AGL Deduction	0
ASSESSED VALUE	275,960
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	275,960
TOTAL JUST VALUE	275,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051304	WATER FEE FOR IRR	0	02/21/2005
20033352	XFOB	2,000	06/26/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2791/1705	6/02/2025	WD	Q	I	01	331,700
GRANTOR: KULLEN STEVEN T & P S						
GRANTEE: GOTTZMANN GERHARD						
2412/1600	11/30/2020	WD	Q	I	01	229,000
GRANTOR: BLACKMORE HAROLD III						
GRANTEE: KULLEN STEVEN T & P						

105 S 5TH ST, FERNANDINA BEACH

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

BUILDING NOTES

BUILDING DIMENSIONS

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	0940	SHEDS/PORT	0	0	8	16	128.00	SF	37.50	37.50	100	2003	2003	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 960

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	001001	C	V CM/XFOBT	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	55.00	55.00	275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.11 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS