

BLK 237 LOT 8, FRACL LOT 7 &
& PT LOT 3 OF CITY OF FDNA
BEACH S/D OF SEC 24-3N-28E UNR

JOHNSON PAMELA W L/E/
95084 TURTLE LANE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0237-0071



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																														
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																												
Exterior Wall	10	ABOVE AVG 80								2704	04	1,544	32.6616	32.99	50,937	1998	1998	0	0	0	37.00	63.00																												
Exterior Wall	16	WD FR STUC 20								2 VEH SALE/R 0% - 2024										Heated Area: 1500																														
Roof Structure	04	WOOD TRUSS 100																		HX Base Yr																														
Roof Cover	03	COMP SHNGL 60																																																
Roof Cover	02	ROLL COMP 40																																																
Interior Wall	01	MINIMUM 100																																																
Interior Floor	03	CONC FINSH 100																																																
Ceiling	04	NONE 100																																																
Air Condition	01	NONE 100																																																
Heating Type	01	NONE 100																																																
Fixtures		0 100																																																
Frame	02	WOOD FRAME 100																																																
Common Wall		61 100																																																
Story Height		14 100																																																
RMS		2 100																																																
Stories	1.	1. 100																																																
Units		0 100																																																
Occupancy	00	NONE 100																																																
Quality	01	Quality Level 01																																																
DOR CODE	2700	VEH SALE/REPAIR																																																
MAP NUM		MKT AREA																																																
NEIGHBORHOOD/LOC	2002.00																																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	900	100	1998	900	18,705																																													
BAS	600	100	2002	600	12,470																																													
CAN	56	30	1998	17	353																																													
CAN	90	30	1998	27	561																																													
TOTALS																										1,646			1,544	32,090																				
EXTRA FEATURES																										1505 S 14TH ST, FERNANDINA BEACH																								
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																																	
1	0803	ASPHALT C	0	0	0	0	7,100.00	SF	2.00	2.00	100	1980	1980	3	50	7,100																																		
2	0810	CONCRETE A	0	0	8	17	136.00	SF	6.50	6.50	100	1980	1980	3	29	256																																		
3	0811	CONCRETE B	0	0	64	9	576.00	SF	5.20	5.20	100	1980	1980	3	29	869																																		
4	0811	CONCRETE B	0	0	24	30	720.00	SF	5.20	5.20	100	1980	1980	3	29	1,086																																		
5	0811	CONCRETE B	0	0	20	27	540.00	SF	5.20	5.20	100	1980	1980	3	29	814																																		
6	0812	CONCRETE C	0	0	0	0	3,343.00	SF	4.00	4.00	100	1980	1980	3	29	3,878																																		
7	0810	CONCRETE A	0	0	5	9	45.00	SF	6.50	6.50	100	1993	1993	3	62	181																																		
8	0811	CONCRETE B	0	0	61	13	793.00	SF	5.20	5.20	100	1993	1993	3	62	2,557																																		
9	0810	CONCRETE A	0	0	8	20	160.00	SF	6.50	6.50	100	1993	1993	3	62	645																																		
10	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1993	1993	3	29	261																																		
TOTAL OB/XF																										17,647																								
LAND DESCRIPTION																																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																										
1	002700	C	AUTO SALES	0	0003	C-2	200.00	230.00	56,455.00	SF		1.00	1.00	1.00	15.00	15.00	846,825																																	
REVIEW DATE 01/01/2023 BY CD																										Total Acres: 1.30										Total Land Value: 846,825														
Market: 0																										Agricultural: 0										Common: 846,825														
PRINTED 07/09/2026 BY SYS																																																		

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