

BLOCK 238 LOT 9
IN OR 708/1572
CITY OF FDNA BEACH

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2026

00-00-31-1800-0238-0090



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	15	CONC BLOCK 70	1701	04	1,504	100.1490	149.47	224,803	1971	1971	0	0	0	80.00	20.00	VALUATION SUMMARY													
Exterior Wall	17	CB STUCCO 30	1 OFFICE 0% - 0 Heated Area: 1487 HX Base Yr													VALUATION BY STANDARD													
Roof Structure	01	FLAT 100														Tax Group: 2 Tax Dist:													
Roof Cover	04	BUILT-UP 100														BUILDING MARKET VALUE 44,961													
Interior Wall	04	PLYWOOD 50														TOTAL MARKET OB/XF VALUE 6,202													
Interior Wall	05	DRYWALL 50														TOTAL LAND VALUE - MARKET 593,400													
Interior Floor	14	CARPET 90														TOTAL MARKET VALUE 644,563													
Interior Floor	08	SHT VINYL 10														SOH/AGL Deduction 350,377													
Ceiling	01	FIN.SUSPD 100														ASSESSED VALUE 294,186													
Air Condition	03	CENTRAL 100														TOTAL EXEMPTION VALUE 03 294,186													
Heating Type	04	AIR DUCTED 100														BASE TAXABLE VALUE 0													
Fixtures	12	100														TOTAL JUST VALUE 644,563													
Frame	03	MASONRY 100	NCON VALUE 0																										
Story Height	10	100	INCOME VALUE																										
RMS	9	100	PREVIOUS YEAR MKT VALUE 345,422																										
Stories	1.	1. 100																											
Units	0	100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	ONE-190 Level 03																											
DOR CODE	8600	COUNTY																											
MAP NUM		MKT AREA	01																										
NEIGHBORHOOD/LOC	1010.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,487	100	1993	1,487	44,452																								
CAN	56	30	1993	17	508																								
TOTALS	1,543			1,504	44,961																								
EXTRA FEATURES										1015 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	0811	CONCRETE B	0	0	39	7	273.00	SF	5.20	5.20	100	1971	1971	3	20	284													
2	0810	CONCRETE A	0	0	0	0	400.00	SF	6.50	6.50	100	1971	1971	3	20	520													
3	0810	CONCRETE A	0	0	20	12	242.00	SF	6.50	6.50	100	2000	2000	3	75	1,180													
4	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1980	1980	3	20	90													
5	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1998	1998	3	40	622													
6	0811	CONCRETE B	0	0	31	25	775.00	SF	5.20	5.20	100	2000	2000	3	75	3,023													
7	0810	CONCRETE A	0	0	0	0	99.00	SF	6.50	6.50	100	2000	2000	3	75	483													
LAND DESCRIPTION										TOTAL OB/XF 6,202																			
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	008600	C	COUNTY	0		MU-1			39,560.00	SF		1.00	1.00	1.00	15.00	15.00	593,400												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.91 Total Land Value: 593,400 Market: 0 Agricultural: 0 Common: 593,400 PRINTED 07/09/2026 BY SYS																													