

BLOCK 240 E200 FT OF N1/2 OF 7
IN OR 1417/1462
CITY OF FDNA BEACH

BUNCH WILMA
711 S 14TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0240-0071



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 100	0100	01	2,805	90.1440	94.65	265,493	1964	1975	0	0	0	25.50	74.50	VALUATION BY STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 0														Heated Area: 2616										HX Base Yr									
Roof Cover	03	COMP SHNGL 100															VALUATION SUMMARY																			
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE										197,792									
Interior Floo	14	CARPET 70															TOTAL MARKET OB/XF VALUE										1,473									
Interior Floo	11	CLAY TILE 30															TOTAL LAND VALUE - MARKET										176,400									
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE										375,665									
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction										260,931									
Bedrooms	3	100															ASSESSED VALUE										114,734									
Bathrooms	1	100															TOTAL EXEMPTION VALUE										106,411									
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE										8,323									
Stories	1.	1. 100															TOTAL JUST VALUE										375,665									
Units	0	100	NCON VALUE										0																							
BUD8 Adjustme	02	DIST FB 100	INCOME VALUE																																	
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										351,205																							
Quality			03	Quality Level 03																																
DOR CODE			0100 SINGLE FAMILY																																	
MAP NUM			MKT AREA 01																																	
NEIGHBORHOOD/LOC			1011.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,549	100	1993	1,549	109,227																															
FBM	1,334	80	1993	1,067	75,239																															
FCP	338	25	1993	84	5,923																															
FOP	96	30	1993	29	2,045																															
UOP	63	20	1998	13	916																															
USP	210	30	1998	63	4,442																															
TOTALS			3,590		2,805	197,792																														
EXTRA FEATURES						711 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																			
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1964	1964	3	24	840																				
3	0819	CONC 12"	0	100	4	2	8.00	SF	9.50	9.50	100	1986	1986	3	44	33																				
4	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1980	1980	3	20	600																				
LAND DESCRIPTION																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES																			
1	000100	C	RES	100		R-2	72.00	200.00	72.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	176,400																			
REVIEW DATE 01/01/2023 BY CD																																				
Total Acres: 0.00 Total Land Value: 176,400 Market: 0 Agricultural: 0 Common: 176,400 PRINTED 07/09/2026 BY SYS																																				