BLK 240 N1/2 OF E200 FT OF
LOT 8
IN OR 2177/928

JOHNSON JENNIE S
33399 SUNNY PARK CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0240-0081

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

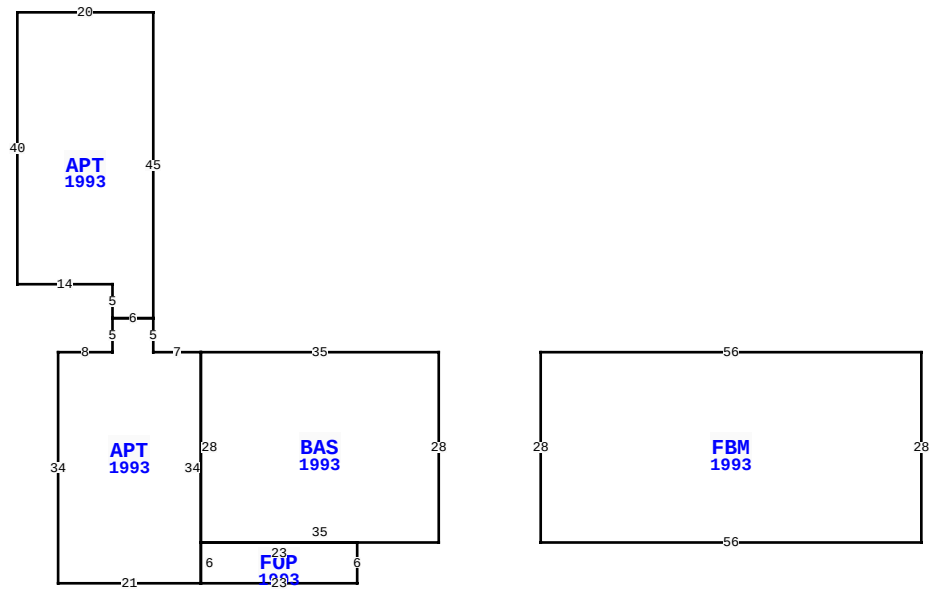
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	0800	MULTI-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
APT	744	100	1993	744	65,473
APT	830	100	1993	830	73,041
BAS	980	100	1993	980	86,241
FBM	1,568	80	1993	1,254	110,353
FOP	138	30	1993	41	3,608
TOTALS	4,260			3,849	338,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	01	3,849	89.1900	122.19	470,309	1968	1968	0	0	0	27.98	72.02

1 TRI PLEX 0% - 0 Heated Area: 3808 HX Base Yr



629 S 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	338,717
TOTAL MARKET OB/XF VALUE	589
TOTAL LAND VALUE - MARKET	210,700
TOTAL MARKET VALUE	550,006
SOH/AGL Deduction	158,832
ASSESSED VALUE	391,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,174
TOTAL JUST VALUE	550,006
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	515,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2025-1	UNIT A BATH REMOD	23,301	07/23/2025
B959402	REPAIR/RRF	2,699	11/02/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2177/0928	2/14/2018	QC	U	I	11	51,000

GRANTOR: 629 14TH ST SOUTH LAN
GRANTEE: JOHNSON JENNIE S

2039/0987	4/01/2016	WD	U	I	11	100

GRANTOR: JOHNSON JENNIE SANTAN
GRANTEE: 629 14TH ST SOUTH L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 APT=[YR=1993] W7 N5 APT=[YR=1993] N45 W20 S40 E14 S5 E6 $ W6 S5 W8 S34 E21 FOP=[YR=1993] E23 N6 W23 S6 $ N34 $ S28 E35 N28 $ PTR= E15 FBM=[YR=1993] E56 S28 W56 N28 $ W15 $.

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
2	0820	WOOD WALK	0	0	25	3	75.00	SF	11.75	11.75	100	1995	1995	3	40	353	
3	0819	CONC 12"	0	0	4	10	40.00	SF	9.50	9.50	100	1993	1993	3	62	236	

LAND DESCRIPTION

TOTAL OB/XF 589

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	0		R-2	86.00	200.00	86.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	210,700							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 210,700 Market: 0 Agricultural: 0 Common: 210,700 PRINTED 07/09/2026 BY SYS