BLOCK 240 LOT E200 FT OF S1/2
OF 9 IN OR 2869/1011
CITY OF FDNA BEACH

MCCRANIE COURTNEY
619 14TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0240-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

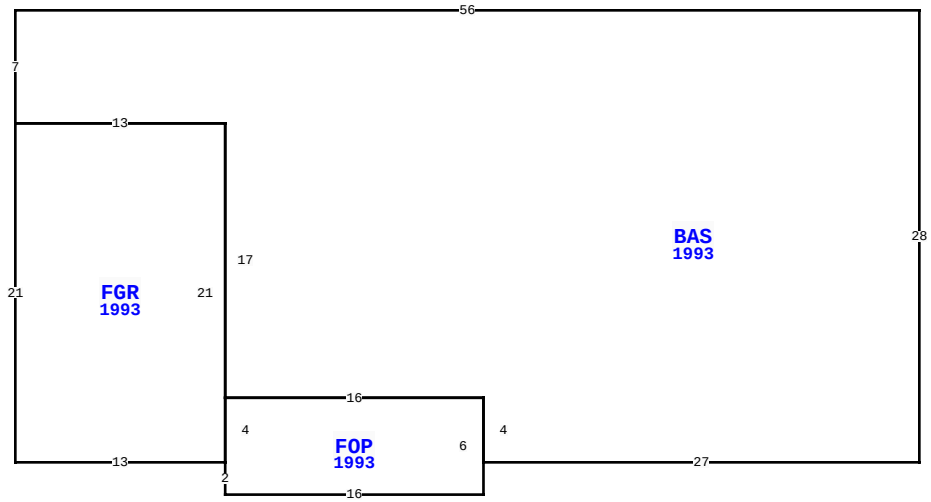
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,231	100	1993	1,231	117,149
FGR	273	55	1993	150	14,275
FOP	96	30	1993	29	2,760
TOTALS	1,600			1,410	134,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,410	103.5840	108.76	153,352	1964	2000	0	0	0	12.50	87.50

1 SINGLE FAM 0% - 0 Heated Area: 1231 HX Base Yr



619 S 14TH ST, FERNANDINA BEACH

BLD DATE	04/03/2014	KK	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	134,183
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	210,700
TOTAL MARKET VALUE	344,883
SOH/AGL Deduction	86,809
ASSESSED VALUE	258,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,074
TOTAL JUST VALUE	344,883
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080049	REPAIR/RRF	5,980	01/15/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2869/1011	5/18/2026	TD	Q	I	01	320,000
GRANTOR: FILLET-GENTRY TRUST						
GRANTEE: MCCRANIE COURTNEY						
1043/1604	3/15/2002	QC	Q	I	06	100
GRANTOR: GENTRY FREDERICK J &						
GRANTEE: GENTRY FREDERICK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S7 FGR=[YR=1993] S21 E13 FOP=[YR=1993] S2E16 N6 W16 S4 $ N21 W13 $ E13 S17 E16 S4 E27 N28 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 210,700 Market: 0 Agricultural: 0 Common: 210,700 PRINTED 07/09/2026 BY SYS