

BLOCK 240 E 200 FT OF N1/2 OF
LOT 10
IN OR 1288/646

GONZALEZ LESBIA LUCRECIA
601 S 14TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0240-0101



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	08	WD ON PLY 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1.5	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	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	1,256	100	1993	1,256	86,594
FSP	95	40	1993	38	2,620
SFB	210	80	2003	168	11,583

TOTALS	1,561			1,462	100,796
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0940	SHEDS/PORT	0	100	10	15		20.10	20.10
3	1243	WD DECK F	0	100	0	0	SF	8.00	8.00
5	0860	POOL/SPA	0	100	0	0	UT	50,000.00	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-2	86.00	200.00	86.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,462	101.7960	106.89	156,273	1961	1961	0	0	0	35.50	64.50
1 SINGLE FAM 100% - 0 Heated Area: 1424 HX Base Yr												
24 59 19 30 5 19 10 21 10 16 21 8 BAS 1993 FSP 1993 SFB 2003												
601 S 14TH ST, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/05/2026 MLU												

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	0940	SHEDS/PORT	0	100	10	15		20.10	20.10	100	1998	1998	3	20	603	
3	1243	WD DECK F	0	100	0	0	SF	8.00	8.00	100	1998	1998	3	20	608	
5	0860	POOL/SPA	0	100	0	0	UT	50,000.00	50,000.00	100	2003	2003	04	85	42,500	

TOTAL OB/XF															
43,711															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	100		R-2	86.00	200.00	86.00	FF		1.00	1.00	1.00	2,450.00

Total Acres:	0.00	Total Land Value:	210,700	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		100,796	
TOTAL MARKET OB/XF VALUE		43,711	
TOTAL LAND VALUE - MARKET		210,700	
TOTAL MARKET VALUE		355,207	
SOH/AGL Deduction		243,815	
ASSESSED VALUE		111,392	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		59,981	
TOTAL JUST VALUE		355,207	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		300,689	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070293	REPAIR/RRF	2,350	02/19/2007
20040281	H/AC	3,000	02/18/2004
20040282	CHNGE SRVC	2,000	02/18/2004
2003837	SWIM POOL	18,000	08/29/2000
1998	REPAIR/RRF	600	04/11/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1288/0646	1/18/2005	QC	Q	I	01	100	
GRANTOR: LOPEZ GUSTAVO A							
GRANTEE: GONZALEZ LESBIA LUC							
0684/0288	7/06/1993	WD	Q	I	05	55,000	
GRANTOR: SEC OF VET AFFAIRS							
GRANTEE: LOPEZ GUSTAVO & L L							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W59 S24 E30 FSP=[YR=1993] S5 E19 SFB=[YR=2003] E10 N21 W10 S21 \$ N5 W19 \$ E19 N16 E10 N8 \$.															