BLOCK 241 LOTS 103 & 104
IN OR 2175/1454
CITY OF FDNA BEACH

KRAJEWSKI EMILY A
519 S 14TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0241-1030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

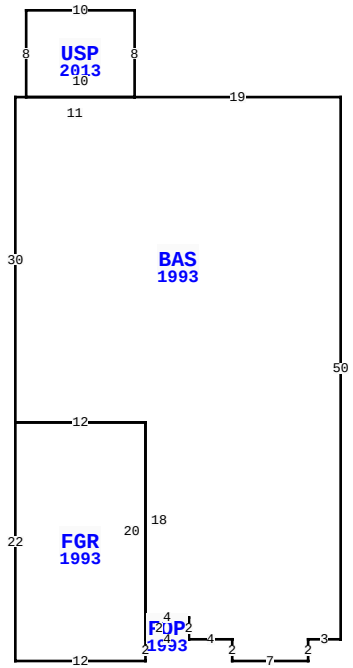
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,266	100	1993	1,266	142,130
FGR	264	55	1993	145	16,278
FOP	8	30	1993	2	224
USP	80	30	2013	24	2,694
TOTALS	1,618			1,437	161,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,437	127.6704	134.05	192,630	1989	1989	0	0	0	16.25	83.75

1 SINGLE FAM 100% - 2019 Heated Area: 1266 HX Base Yr 2019



519 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		161,328
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		122,500
TOTAL MARKET VALUE		283,828
SOH/AGL Deduction		108,979
ASSESSED VALUE		174,849
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,438
TOTAL JUST VALUE		283,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110923	SCREEN ENCLOSURE	2,000	06/08/2011
20110739	REPAIR/RRF	5,250	05/13/2011
20034090	H/AC	3,000	11/03/2003
5307	NEW CONSTR	54,600	04/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2175/1454	2/05/2018	WD	Q	I	01	200,000
GRANTOR: MANDISH PATRICIA HANL						
GRANTEE: KRAJEWSKI EMILY A						
1739/0144	5/12/2011	WD	U	I	38	85,000
GRANTOR: FRANSOSO JOSEPH M & L						
GRANTEE: MANDISH PATRICIA HA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 USP=[YR=2013] N8 W10 S8 E10 $ W11 S30
FGR=[YR=1993] S22 E12 N2 FOP=[YR=1993] E4 N2 W4 S2 $ N20 W12
$ E12 S18 E4 S2 E4 S2 E7 N2 E3 N50 $.

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	100		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	122,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 122,500 Market: 0 Agricultural: 0 Common: 122,500 PRINTED 07/09/2026 BY SYS