BLOCK 241 E1/2 OF LOTS 113 114
115 & 116 CITY OF FDNA BEACH

CASIANO FLORENCE M LIVING TRUST/CASIANO FLORENCE M
1922 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0241-1131

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

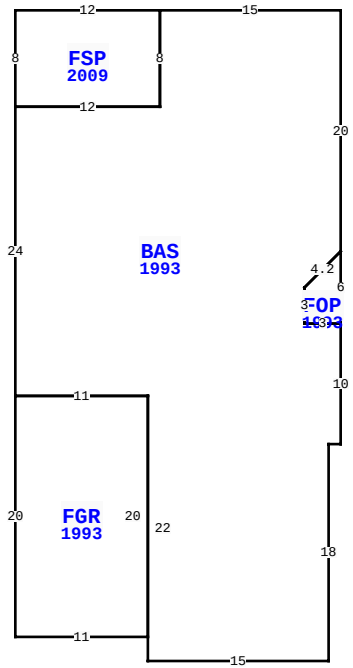
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,089	100	1993	1,089	175,959
FGR	220	55	1993	121	19,551
FOP	14	30	1993	4	646
FSP	96	40	2009	38	6,140
TOTALS	1,419			1,252	202,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,252	175.4688	184.24	230,668	1986	2000	0	0	0	12.30	87.70

1 TOWNHOUSE 0% - 2026 Heated Area: 1089 HX Base Yr



BLD DATE	02/04/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

427 S 14TH ST A, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	202,296
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	122,500
TOTAL MARKET VALUE	324,796
SOH/AGL Deduction	0
ASSESSED VALUE	324,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,796
TOTAL JUST VALUE	324,796
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091557	REPAIR/RRF	1,400	11/16/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2848/1740	10/10/2025	WD	Q	I	01	373,000
GRANTOR: JPACK PROPERTIES LLC						
GRANTEE: CASIANO FLORENCE M						
2798/165	7/01/2025	QC	U	I	11	100
GRANTOR: IMUA PROPERTY INVESTM						
GRANTEE: JPACK PROPERTIES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FSP=[YR=2009] W12 S8 E12 N8 $ S8 W12 S24
FGR=[YR=1993] S20 E11 N20 W11 $ E11 S22 E15 N18 E1 N10
FOP=[YR=1993] N6 L3 D3 S3E3$W3 N3 R3 U3 N20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	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