BLOCK 241 LOTS 117 118 & 119
CITY OF FDNA BEACH

CLOWER LUCIAN
421 S 14TH ST UNIT B
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0241-1170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03

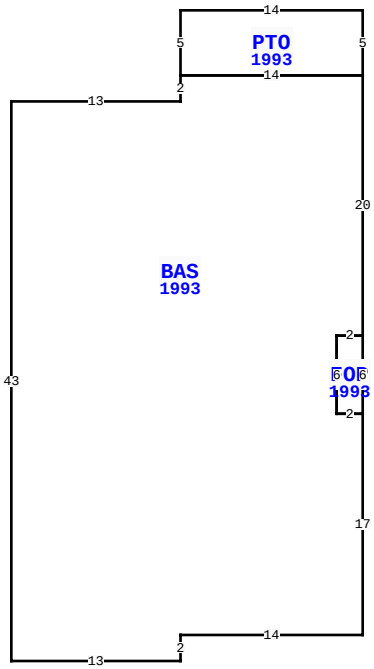
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,149	100	1993	1,149	160,695
FOP	12	30	1993	4	559
PTO	70	5	1993	4	559
TOTALS	1,231			1,157	161,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,157	117.4480	163.25	188,880	1986	1996	0	0	0	14.33	85.67

1 DUPLEX 0% - 2024 Heated Area: 1149 HX Base Yr 2024



421 S 14TH ST A&B, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		323,626
TOTAL MARKET OB/XF VALUE		480
TOTAL LAND VALUE - MARKET		186,200
TOTAL MARKET VALUE		510,306
SOH/AGL Deduction		11,488
ASSESSED VALUE		498,818
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		447,407
TOTAL JUST VALUE		510,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053240	REPAIR/RRF	6,000	12/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
202645014213	4/01/2026	QC	U	I	11	100
GRANTOR: LINDACHER ANNE						
GRANTEE: CLOWER LUCIAN						
2625/1141	3/14/2023	WD	U	I	30	385,000
GRANTOR: MANKEN DONNA E						
GRANTEE: CLOWER LUCIAN BURKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-14,5] S2 W13 S43 E13 N2 E14 N17 W2 N6 E2 N20 W14 $
PTO=[YR=1993;ORIG=0,0] W14 S5 E14 N5 $
FOP=[YR=1993;ORIG=0,31] N6 W2 S6 E2 $
.

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
5	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 480

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	38.00	100.00	38.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	93,100							
2	000100	C	RES	100		R-2	38.00	100.00	38.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	93,100							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 186,200 Market: 0 Agricultural: 0 Common: 186,200 PRINTED 07/09/2026 BY SYS

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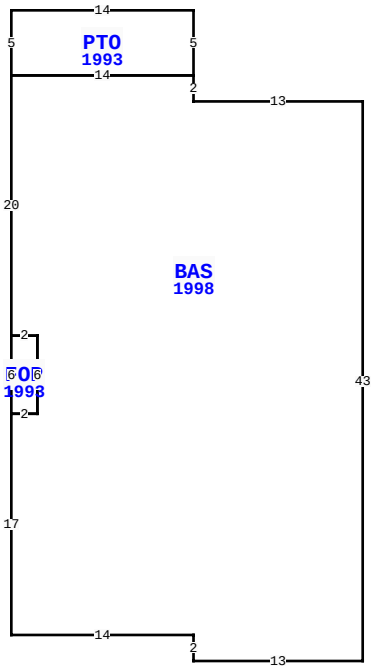

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FOP=[YR=1993] S6 E2 N6 W2 $ E2 S6 W2 S17 E14 S2 E13 N43 $.

EXTRA FEATURES

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