BLOCK 241 LOT 120 & S1/2 OF
LOT 121 IN OR 940/324
CITY OF FDNA BEACH

TRIPP RUTH ANNE
415-B S 14TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0241-1200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

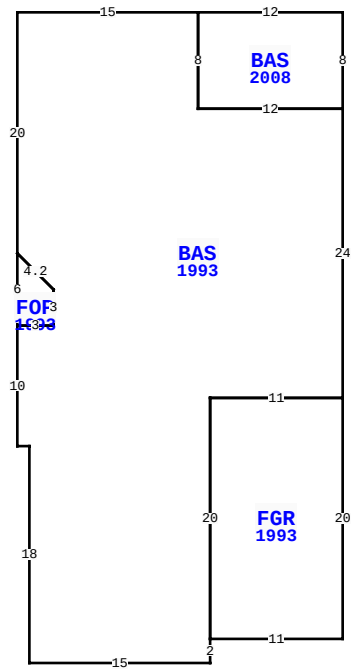
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	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	109,881
BAS	96	100	2008	96	9,687
FGR	220	55	1993	121	12,209
FOP	14	30	1993	4	403
TOTALS	1,419			1,310	132,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,310	114.4000	120.12	157,357	1987	1990	0	0	0	16.00	84.00

1 TOWNHOUSE 100% - 2001 Heated Area: 1185 HX Base Yr 2001



415 S 14TH ST B, FERNANDINA BEACH

BLD DATE	02/04/2015 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		132,180
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		91,875
TOTAL MARKET VALUE		224,055
SOH/AGL Deduction		121,257
ASSESSED VALUE		102,798
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		51,387
TOTAL JUST VALUE		224,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071273	REPAIR/RRF	4,900	07/11/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0940/0324	7/11/2000	WD	Q	I		70,000
GRANTOR: WHITE JAMES T						
GRANTEE: TRIPP RUTH ANNE						
0847/0132	9/01/1998	WD	U	I	07	100
GRANTOR: HAUGE GLENDA M						
GRANTEE: WHITE JAMES T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 BAS=[YR=1993] W15 S20 FOP=[YR=1993] S6E3N3 U3 L3 $ D3 R3 S3 W3S10 E1S18 E15 N2 FGR=[YR=1993] E11 N20 W11 S20 $ N20 E11 N24 W12 N8 $ S8 E12 N8 $.

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	0003	R-2	37.00	100.00	37.50	FF		1.00	1.00	1.00	2,450.00	2,450.00	91,875							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 91,875 Market: 0 Agricultural: 0 Common: 91,875 PRINTED 07/09/2026 BY SYS