

BLK 244 TRACTS B,C,D & E OF
LOT 6 IN OR 1640/1176
CITY OF FDNA BEACH S/D OF

POYNTER CONTRACTING LLC
1913 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0244-06B0



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	07	ASB SHNGLE 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	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
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		1001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,346	100	1993	1,346	72,895
FOP	12	30	2009	4	216
STR	12	10	1993	1	54
TOTALS	1,370			1,351	73,166

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,351	94.6400	99.37	134,249	1949	1949		0	0	45.50	54.50	
1 SINGLE FAM 0% - 2024 Heated Area: 1346 HX Base Yr													
127 N 14TH ST, FERNANDINA BEACH													
		BLD DATE	02/04/2015	KK		LGL DATE					05/06/2026	DC	
		XF DATE				LAND DATE							
		INC DATE				AG DATE							

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				73,166			
TOTAL MARKET OB/XF VALUE				813			
TOTAL LAND VALUE - MARKET				614,040			
TOTAL MARKET VALUE				688,019			
SOH/AGL Deduction				137,544			
ASSESSED VALUE				550,475			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				550,475			
TOTAL JUST VALUE				688,019			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				500,432			