

BLK 244 N 55 FT OF TRACT B OF
LOT 10
CITY OF FDNA BEACH S/D OF

DEONAS FAMILY TRUST/DEONAS DEMETRIOS N TRUSTEE
96208 LIGHTWIND DR
FERNANDINA BEACH, FL 32034-6170

2026

00-00-31-1800-0244-10B1



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	15	CONC BLOCK 40
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	10	100
Frame	03	MASONRY 100
Story Height	9	100
RMS	8	100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality 04 Quality Level 04

DOR CODE 1200 STORE/OFFICE/RES

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	675	100	1993	675	31,812
BAS	1,830	100	1993	1,830	86,247
UOP	21	20	1993	4	188
UOP	68	20	1993	14	660
UOP	264	20	1993	53	2,498

TOTALS 2,858 2,576 121,406

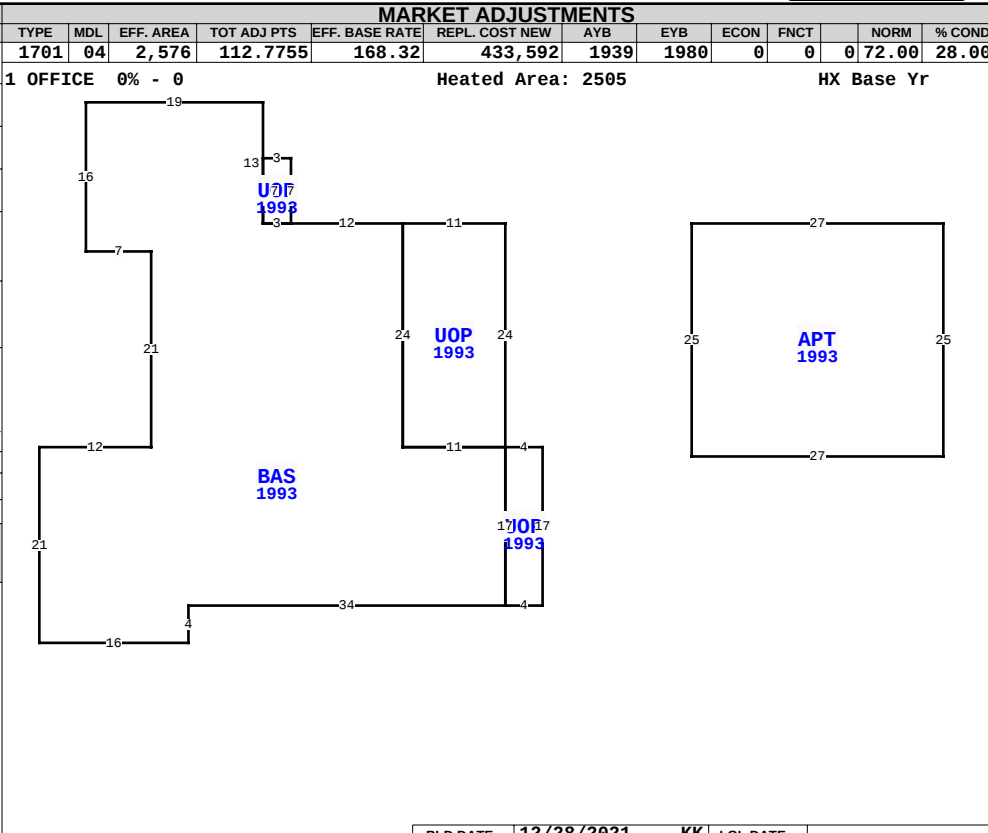
EXTRA FEATURES

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
1	0810	CONCRETE A	0	0	0	0		104.00	SF 6.50	100	1980	1980	3	29	196	
2	0445	BOX FNC 5'	0	0	0	0		32.00	LF 8.10	100	1990	1990	3	20	52	
3	1121	CB 4"	0	0	38	9		342.00	SF 5.00	100	1970	1970	3	20	342	
4	1242	WD DECK A	0	0	0	0		366.00	SF 10.00	100	1995	1995	3	20	732	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001200	C	STORE COMB	0	0003	MU-1			4,290.00	SF		1.00	1.00	1.00	25.00	25.00	107,250							

REVIEW DATE 01/01/2023 BY CD



9 N 14TH ST, FERNANDINA BEACH

BLD DATE 12/28/2021 KK LGL DATE
XF DATE 12/28/2021 KK LAND DATE
INC DATE AG DATE

04/24/2024 TD

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	121,406
TOTAL MARKET OB/XF VALUE	1,322
TOTAL LAND VALUE - MARKET	107,250
TOTAL MARKET VALUE	229,978
SOH/AGL Deduction	11,605
ASSESSED VALUE	218,373
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,373
TOTAL JUST VALUE	229,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210082	ROOF	0	11/29/2021
20173664	REPAIR/RRF	4,300	11/21/2017
20060699	REPAIR/RRF	1,500	04/04/2006
011227	REPAIR/RRF	3,000	05/30/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2841/0694	1/15/2026	WD	U	I	11	100
GRANTOR: DEONAS NICK DEMETRIOS						
GRANTEE: DEONAS FAMILY TRUST						
0727/1257	4/13/1995	WD	Q	I		75,000
GRANTOR: WAAS DRUG STORE INC						
GRANTEE: DEONAS NICK D & HEL						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W11 BAS=[YR=1993] W12 UOP=[YR=1993] N7 W3 S7
E3\$ W3 N13 W19 S16 E7 S21 W12 S21 E16 N4 E34 UOP=[YR=1993] E4
N17 W4 S17\$ N17 W11 N24\$ S24 E11 N24\$ PTR=E20 APT=[YR=1993]
E27 S25 W27 N25\$ W20\$.

Total Acres: 0.10 Total Land Value: 107,250 Market: 0 Agricultural: 0 Common: 107,250 PRINTED 07/09/2026 BY SYS