BLOCK 246 S82 FT OF LOT 7 &
N8 FT OF LOT 8
IN OR 2334/1716

MANNING CHELESE
509 N 14TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0246-0072

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

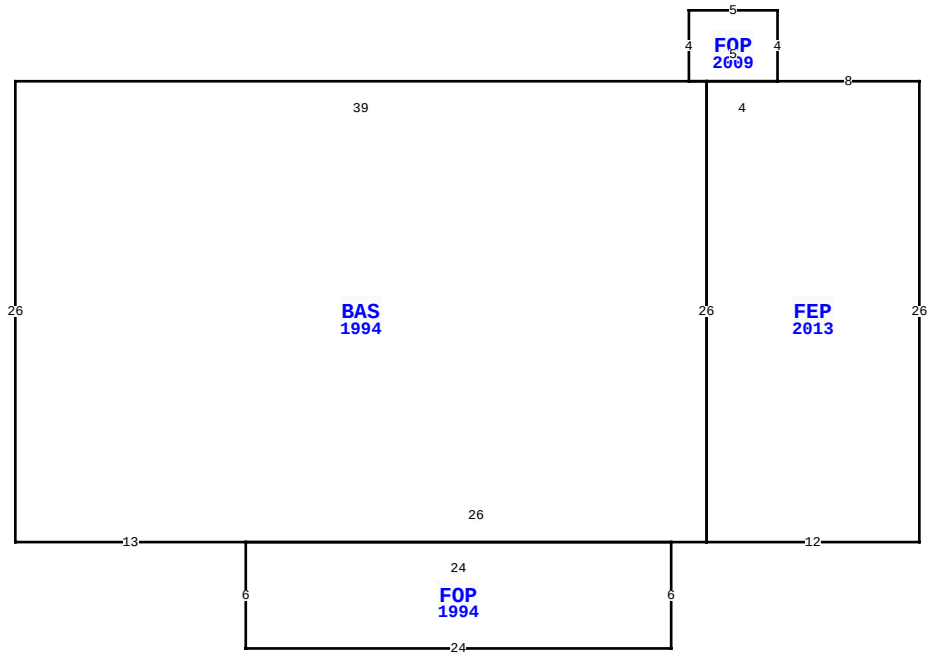
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	18	CEMENT BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1994	1,014	119,860
FEP	312	80	2013	250	29,552
FOP	144	30	1994	43	5,083
FOP	20	30	2009	6	709
TOTALS	1,490			1,313	155,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,313	123.2088	129.37	169,863	1994	2010	0	0	0	8.63	91.37

1 SINGLE FAM 100% - 2021 Heated Area: 1014 HX Base Yr 2021



509 N 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		155,204
TOTAL MARKET OB/XF VALUE		3,686
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		358,890
SOH/AGL Deduction		113,658
ASSESSED VALUE		245,232
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,821
TOTAL JUST VALUE		358,890
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120923	FENCE 4-6'	0	05/23/2012
20110455	SHED & CARPORT	5,195	03/31/2011
20091308	RE-ROOF	4,000	09/28/2009
9118	XFOB	2,000	06/05/1995
8110	NEW CONSTR	31,000	01/21/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2334/1716	1/17/2020	WD	Q	I	01	295,000
GRANTOR: SLOANE JOHN T & HELEN						
GRANTEE: MANNING CHELESE						
1726/0087	2/22/2011	WD	Q	I	02	135,000
GRANTOR: SLOPER MICHAEL E & PA						
GRANTEE: SLOANE JOHN T & HEL						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2013] W8 FOP=[YR=2009] N4 W5 S4E5$ W4 BAS=[YR=1994] W39 S26 E13 FOP=[YR=1994] S6E24 N6 W24 $ E26 N26 $S26 E12 N26 $.

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
3	0351	CARPORT MT	0	100	18	20	360.00	SF	5.60	5.60	100	2011	2011	3	40	806	
4	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	2011	2011	3	40	2,880	

LAND DESCRIPTION

TOTAL OB/XF 3,686

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	0006	MU-1	90.00	230.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS