

BLK 254 N 53FT OF W 100FT OF
LOT 2 & N 25FT OF N 75FT OF
S 119FT OF W 100FT OF LOT 2

GYIMOTI CHRISTOPHER J/FINSNESS REBECCA KARLA
1028 N 14TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0254-0024



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	23	REINF CONC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	816	100	1998	816	85,802
FOP	256	30	1998	77	8,097
FUS	612	100	1998	612	64,351
UGR	336	45	1998	151	15,877

TOTALS	2,020			1,656	174,128
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	1242	WD DECK A	0 100	4	10	40.00	SF	10.00	
3	1242	WD DECK A	0 100	3	9	27.00	SF	10.00	
5	1242	WD DECK A	0 100	0	0	400.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	100.00	100.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,656	115.5000	121.28	200,840	1998	1998		0	0	13.30
1 SINGLE FAM 100% - 2025 Heated Area: 1428 HX Base Yr											

1028 N 14TH ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
2	1242	WD DECK A	0 100	4	10	40.00	SF	10.00	10.00	100	1998	1998	3	20	80	
3	1242	WD DECK A	0 100	3	9	27.00	SF	10.00	10.00	100	1998	1998	3	20	54	
5	1242	WD DECK A	0 100	0	0	400.00	SF	10.00	10.00	100	2025	2022		90	3,600	

TOTAL OB/XF										3,734						
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
1	000100	C	RES	100	0006	R-1	100.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00

Total Acres: 0.00	Total Land Value: 200,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				174,128	
TOTAL MARKET OB/XF VALUE				3,734	
TOTAL LAND VALUE - MARKET				200,000	
TOTAL MARKET VALUE				377,862	
SOH/AGL Deduction				0	
ASSESSED VALUE				377,862	
TOTAL EXEMPTION VALUE		13		377,862	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				377,862	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				445,077	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10340B	NEW CONSTR	0	02/27/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2524/1094	12/27/2021	WD	Q	I	01	415,900	
GRANTOR: ZILLOW HOMES PROPERTY							
GRANTEE: GYIMOTI CHRISTOPHER							
2488/0788	8/05/2021	WD	U	I	37	412,200	
GRANTOR: ARMENTA ISIDRO G							
GRANTEE: ZILLOW HOMES PROPER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W34 UGR=[YR=1998] W14 S24 E14 N24 \$ S24 E1									
FOP=[YR=1998] S8 E32 N8 W32 \$ E33 N24 \$ PTR= E15									
FUS=[YR=1998] E34 S18 W34 N18 \$ W15 \$.									