BLOCK 254 N 23.5 FT OF W 100 FT
LOT 1, S 94FT OF W 100FT LOT 2
CITY OF FDNA BEACH

BUSER STEPHEN & WENDY
1016 N 14TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0254-0026

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

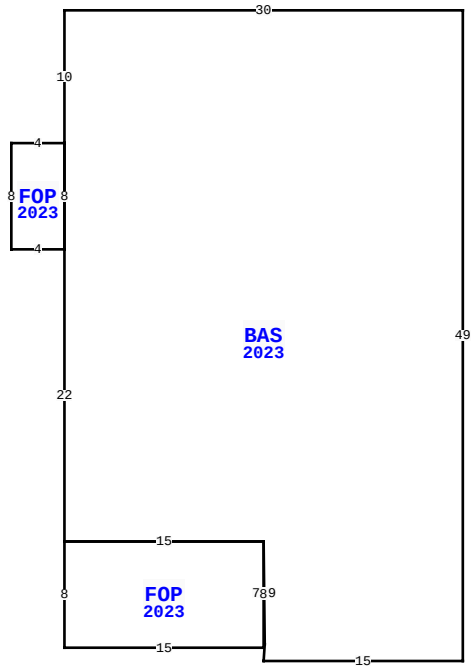
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,335	100	2023	1,335	172,058
FOP	32	30	2023	10	1,289
FOP	120	30	2023	36	4,640
TOTALS	1,487			1,381	177,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,381	136.3440	129.53	178,881	2023	2023	0	0	0	0.50	99.50

1 SFR MODULR 100% - 2024 Heated Area: 1335 HX Base Yr 2024



1016 N 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		177,987
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		577,987
SOH/AGL Deduction		333,325
ASSESSED VALUE		244,662
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,251
TOTAL JUST VALUE		577,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2657			05/31/2023
20222657	NEW CONSTR	0	12/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2648/39	5/31/2023	WD	U	V	11	100
GRANTOR: HOMEFRONT BY STEPHEN						
GRANTEE: BUSER STEPHEN & WEN						
2387/0351	8/13/2020	WD	Q	V	05	80,000
GRANTOR: HOOKE FRANCIS S & MAT						
GRANTEE: HOMEFRONT BY STEPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,10] W30 S10 S8 S22 E15 D7.9R0.1 D1.3L0.1 E15 N49 $
FOP=[YR=2023;ORIG=60,50] E15 S8 W15 N8 $
FOP=[YR=2023;ORIG=56,20] E4 S8 W4 N8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	R-1	68.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							
2	000100	C	RES	100	0006	R-1	50.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 07/18/2023 BY TW Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS