BLOCK 256 LOT N1/2 OF 3
S1/2 OF 4
IN OR 2503/1134

PAZAKIS COLLEEN & MICHAEL R
708 N 14TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0256-0031

BUILDING CHARACTERISTICS

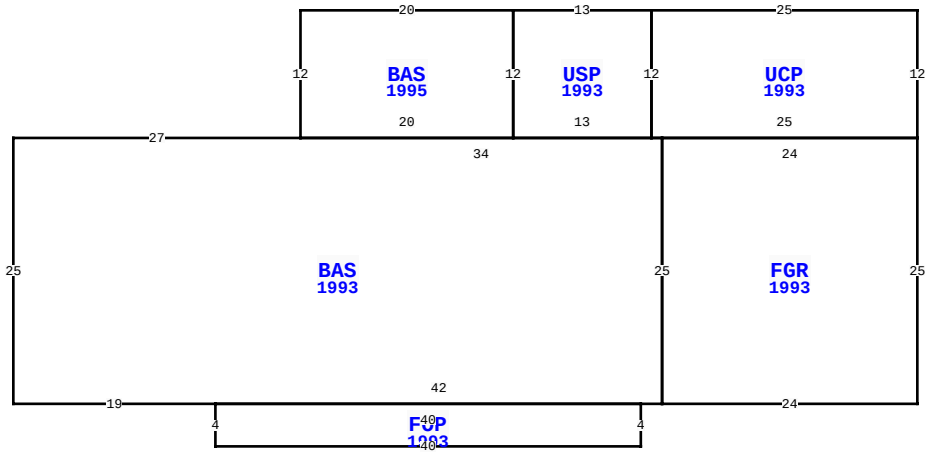
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,525	100	1993	1,525	204,446
BAS	240	100	1995	240	32,175
FGR	600	55	1993	330	44,241
FOP	160	30	1993	48	6,435
UCP	300	20	1993	60	8,043
USP	156	30	1993	47	6,301
TOTALS	2,981			2,250	301,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,250	110.1030	153.04	344,340	1961	2000	0	0	0	12.40	87.60

1 SNGL FAM 100% - 2022 Heated Area: 1765 HX Base Yr 2022



708 N 14TH ST, FERNANDINA BEACH

BLD DATE	10/23/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		363,162
TOTAL MARKET OB/XF VALUE		36,561
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		799,723
SOH/AGL Deduction		191,342
ASSESSED VALUE		608,381
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		556,970
TOTAL JUST VALUE		799,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		721,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061768	REROOF W/30YR ARC	6,750	07/25/2006
959287	ADDITION	10,000	09/08/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/1134	9/28/2021	WD	Q	I	01	655,000
GRANTOR: LINGO MELISSA V & TOD						
GRANTEE: PAZAKIS COLLEEN & M						
1923/0518	5/24/2014	WD	U	I	38	137,000
GRANTOR: PANARO GLORIA FRANCES						
GRANTEE: LINGO MELISSA V & T						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W25 USP=[YR=1993] W13 BAS=[YR=1995] W20 S12 BAS=[YR=1993] W27 S25 E19 FOP=[YR=1993] S4 E40 N4 W40$ E42 FGR=[YR=1993] E24 N25 W24 S25 $ N25 W34 $ E20 N12 $ S12 E13 N12 $ S12 E25 N12 $.

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
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	1980	1980	03	85	34,000	
6	0940	SHEDS/PORT	0	100	16	16	256.00	SF	21.30	21.30	100	1997	1997	3	20	1,091	

LAND DESCRIPTION

TOTAL OB/XF 36,561

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	R-1	172.00	230.00	2.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	400,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS

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S1/2 OF 4
IN OR 2503/1134

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FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0256-0031

BUILDING CHARACTERISTICS

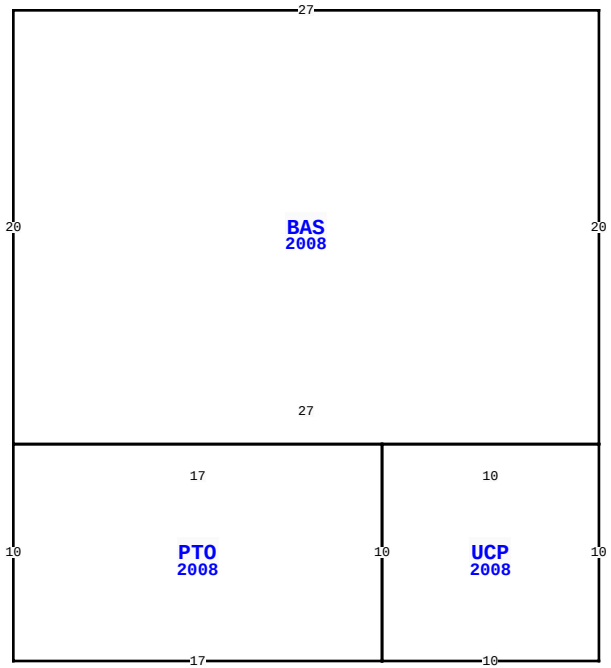
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	540	100	2008	540	58,487
PTO	170	5	2008	8	866
UCP	100	20	2008	20	2,166
TOTALS	810			568	61,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	568	121.0000	127.05	72,164	1995	1995	0	0	0	14.75	85.25

2 SINGLE FAM 0% - 2022 Heated Area: 540 HX Base Yr 2022



708 N 14TH ST, FERNANDINA BEACH

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XF DATE		LAND DATE	05/06/2026 MLU
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NASSAU COUNTY PROPERTY

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INCOME VALUE		
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SALES DATA

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1923/0518	5/24/2014	WD	U	I	38	137,000
GRANTOR: PANARO GLORIA FRANCES						
GRANTEE: LINGO MELISSA V & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W27 S20 PTO=[YR=2008] S10 E17 UCP=[YR=2008] E10 N10 W10 S10$ N10 W17$ E27 N20$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS