BLOCK 256 N1/2 OF LOT 5
EX S-3
CITY OF FDNA BEACH

KUNKEL STEVEN PAUL
728 N 14TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0256-0051

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

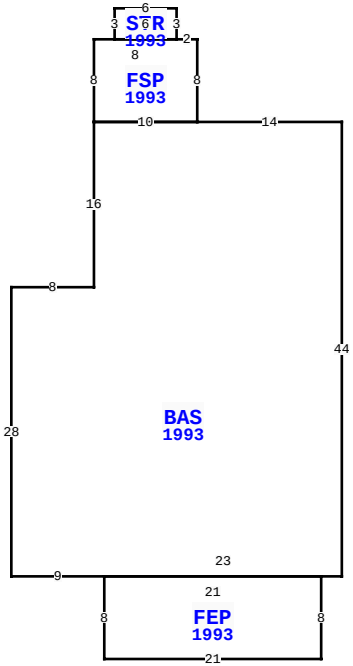
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,280	100	1993	1,280	138,535
FEP	168	80	1993	134	14,503
FSP	80	40	1993	32	3,464
STR	18	10	1993	2	217
TOTALS	1,546			1,448	156,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,448	121.2640	127.33	184,374	1947	2005	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2026 Heated Area: 1280 HX Base Yr 2026



728 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		156,718
TOTAL MARKET OB/XF VALUE		2,197
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		358,915
SOH/AGL Deduction		0
ASSESSED VALUE		358,915
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		307,504
TOTAL JUST VALUE		358,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121832	6'X290'WOOD FENCE	2,300	09/03/2012
20121832	EXTEND DRIVEWAY	0	06/25/2012
20033968	RE-ROOF	0	10/09/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2763/1434	1/27/2025	WD	Q	I	01	430,000
GRANTOR: STANLEY BRYAN S						
GRANTEE: KUNKEL STEVEN PAUL						
2311/0508	10/09/2019	LE	U	I	11	100
GRANTOR: STANLEY BRYAN S						
GRANTEE: STANLEY MARGARET DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FSP=[YR=1993] N8 W2 STR=[YR=1993] N3W6S3E6$ W8 S8 E10 $ W10 S16 W8 S28 E9 FEP=[YR=1993] S8 E21 N8 W21 $ E23 N44 $.

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	0940	SHEDS/PORT	0	100	9	10	90.00	SF	33.00	33.00	100	2008	2008	3	27	802	
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2012	2012	3	45	1,080	
8	0819	CONC 12"	0	100	9	4	36.00	SF	9.50	9.50	100	2013	2013	3	92	315	

LAND DESCRIPTION

TOTAL OB/XF 2,197

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	86.00	142.00	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