BLOCK 261 N 54 FT OF LOT 2
(EX THE E'LY 50FT)
CITY OF FDNA BEACH

PAGE DAVID P JR MD & KIMBERLY
1702 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0261-0021

NASSAU COUNTY PROPERTY

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		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
Quality	06	Quality Level 06

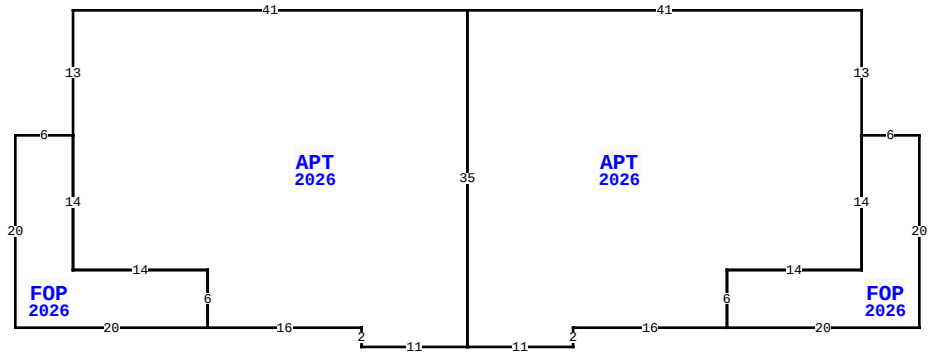
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,291	100	2026	1,291	225,848
APT	1,291	100	2026	1,291	225,848
FOP	204	30	2026	61	10,671
FOP	204	30	2026	61	10,671
TOTALS	2,990			2,704	473,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,704	125.8560	174.94	473,038	2025	2025	0	0	0	0.00	100.00

1 DUPLEX 0% - 2026 Heated Area: 2582 HX Base Yr



212 S 14TH ST, FERNANDINA BEACH

BLD DATE	04/03/2014	KK	LGL DATE		
XF DATE			LAND DATE	10/31/2024	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	473,038
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	118,125
TOTAL MARKET VALUE	591,163
SOH/AGL Deduction	0
ASSESSED VALUE	591,163
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	591,163
TOTAL JUST VALUE	591,163
NCON VALUE	473,038
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0371	NEW DUPLEX	450,000	11/18/2024
2024-0017	DEMO DUPL	185,000	06/06/2024
20122020	RE-ROOF	3,510	09/28/2012
20012287	2 FIXTURES	0	10/18/2001
20011789	REPAIR/SERVICE CH	0	08/03/2001
20011746	PATCH ROOF HOLES	0	07/31/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2011/0078	10/15/2015	WD	Q	I	02	135,000
GRANTOR: PURPLE CREEK LLC						
GRANTEE: PAGE DAVID P JR MD						
1741/0981	6/01/2011	WD	U	I	11	100
GRANTOR: HALCYON HOUSE PARTNER						
GRANTEE: PURPLE CREEK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=2026;ORIG=80,50] W11 N2 W16 N6 W14 N14 N13 E41 S35 $
APT=[YR=2026;ORIG=80,15] E41 S13 S14 W14 S6 W16 S2 W11 N35 $
FOP=[YR=2026;ORIG=53,48] W20 N20 E6 S14 E14 S6 $
FOP=[YR=2026;ORIG=107,48] E20 N20 W6 S14 W14 S6 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000800	C	MULTI-FAMILY	0	0003	MU-1			9,450.00	SF		1.00	1.00	1.00	12.50	12.50	118,125							

REVIEW DATE 01/21/2026 BY HS Total Acres: 0.21 Total Land Value: 118,125 Market: 0 Agricultural: 0 Common: 118,125 PRINTED 07/09/2026 BY SYS