BLOCK 263 LOT 1
IN OR 1654/469
CITY OF FDNA BEACH

DOUGHERTY RONALD W & MYRA M
604 SOUTH 14TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0263-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

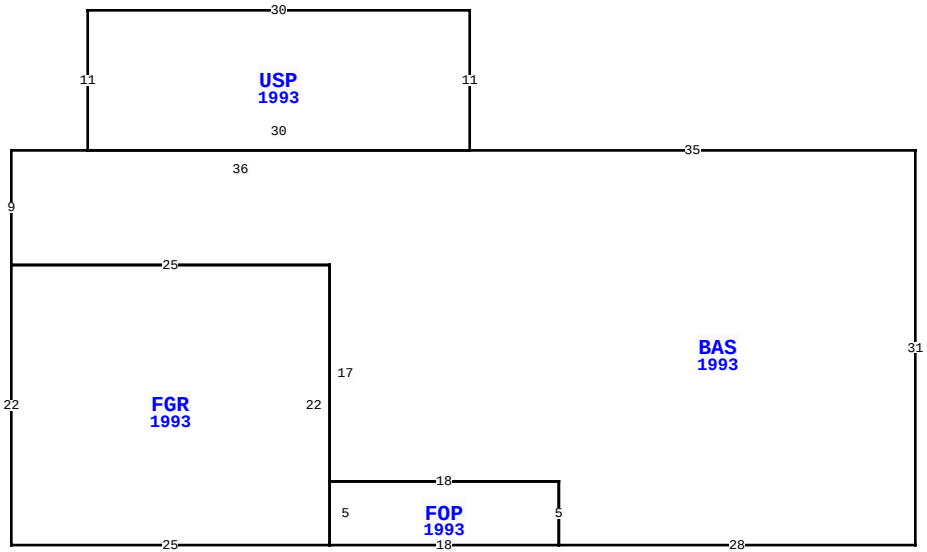
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,561	100	1993	1,561	191,168
FGR	550	55	1993	302	36,985
FOP	90	30	1993	27	3,307
USP	330	30	1993	99	12,124
TOTALS	2,531			1,989	243,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,989	113.6800	158.02	314,302	1978	1995	0	0	0	22.50	77.50

1 SNGL FAM 100% - 2012 Heated Area: 1561 HX Base Yr 2012



604 S 14TH ST, FERNANDINA BEACH

BLD DATE	02/04/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		243,584
TOTAL MARKET OB/XF VALUE		2,383
TOTAL LAND VALUE - MARKET		294,980
TOTAL MARKET VALUE		540,947
SOH/AGL Deduction		423,589
ASSESSED VALUE		117,358
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		65,947
TOTAL JUST VALUE		540,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100007	REPAIR/RRF	6,000	01/05/2010
6919	REPAIR/RRF	3,750	02/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1654/0469	12/17/2009	TD	U	I	30	100
GRANTOR: DOUGHERTY RONALD W TR						
GRANTEE: DOUGHERTY RONALD W						
0837/0911	6/12/1998	QC	Q	I	06	100
GRANTOR: SIPE PAUL V						
GRANTEE: SIPE PAUL V TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 USP=[YR=1993] N11 W30 S11 E30 $ W36 S9 FGR=[YR=1993] S22 E25 FOP=[YR=1993] E18 N5 W18 S5 $ N22 W25 $ E25 S17 E18 S5 E28 N31 $.

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
1	0820	WOOD WALK	0	100	16	14	224.00	SF	11.75	11.75	100	1990	1990	3	40	1,053	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	38	1,330	

LAND DESCRIPTION

TOTAL OB/XF 2,383

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	0003	R-1	86.00	230.00	86.00	FF		1.00	1.00	0.70	2,450.00	1,715.00	147,490							
2	000100	C	RES	100	0003	R-1	86.00	230.00	86.00	FF		1.00	1.00	0.70	2,450.00	1,715.00	147,490							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 294,980 Market: 0 Agricultural: 0 Common: 294,980 PRINTED 07/09/2026 BY SYS