BLOCK 263 N71 FT OF S131 FT
OF LOT 4
CITY OF FDNA BEACH

ROETHLER DEBORAH L & EDWARD J
1259 SUNSET DR
EAST PEORIA, IL 61611

2026

00-00-31-1800-0263-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

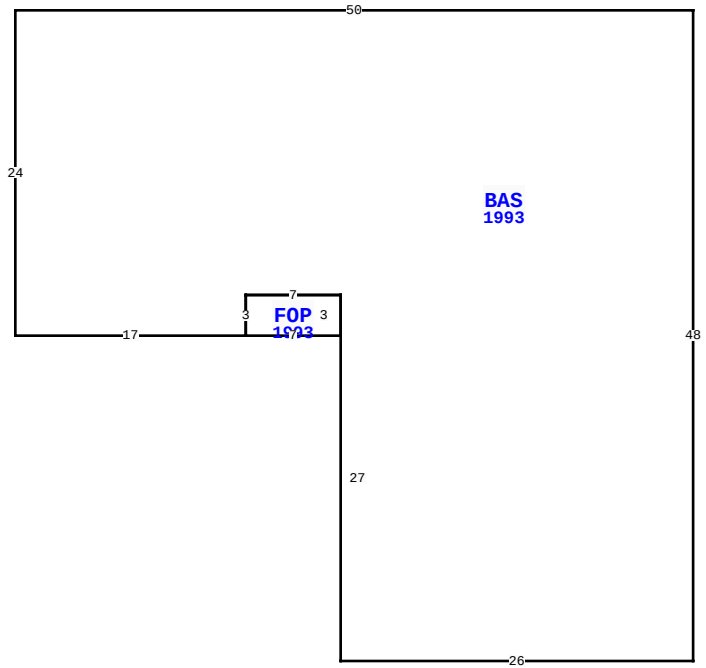
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,803	100	1993	1,803	172,187
FOP	21	30	1993	6	573
TOTALS	1,824			1,809	172,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,809	108.6000	114.03	206,280	1989	1989	0	0	0	16.25	83.75

1 SINGLE FAM 0% - 2024 Heated Area: 1803 HX Base Yr



714 S 14TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	172,760
TOTAL MARKET OB/XF VALUE	739
TOTAL LAND VALUE - MARKET	173,950
TOTAL MARKET VALUE	347,449
SOH/AGL Deduction	0
ASSESSED VALUE	347,449
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,449
TOTAL JUST VALUE	347,449
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5259	NEW CONSTR	63,000	03/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/1016	10/30/2023	WD	Q	I	02	426,000
GRANTOR: HIGGS FAMILY JOINT RE						
GRANTEE: ROETHLER DEBORAH L						
1879/0493	9/15/2013	QC	U	I	11	100
GRANTOR: HIGGS MARY JO						
GRANTEE: HIGGS MARY JO TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S24 E17 FOP=[YR=1993] E7 N3 W7 S3$ N3 E7 S27 E26 N48$.

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	1242	WD DECK A	0	0	16	16	256.00	SF	10.00	10.00	100	2006	2006	3	22	563	
2	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	2006	2006	3	22	176	

LAND DESCRIPTION

TOTAL OB/XF 739

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	0		R-1	71.00	230.00	71.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	173,950							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 173,950 Market: 0 Agricultural: 0 Common: 173,950 PRINTED 07/09/2026 BY SYS