BLOCK 263 S60 FT OF LOT 4
CITY OF FDNA BEACH

AUSTIN DAVID B
720 S 14TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0263-0042

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

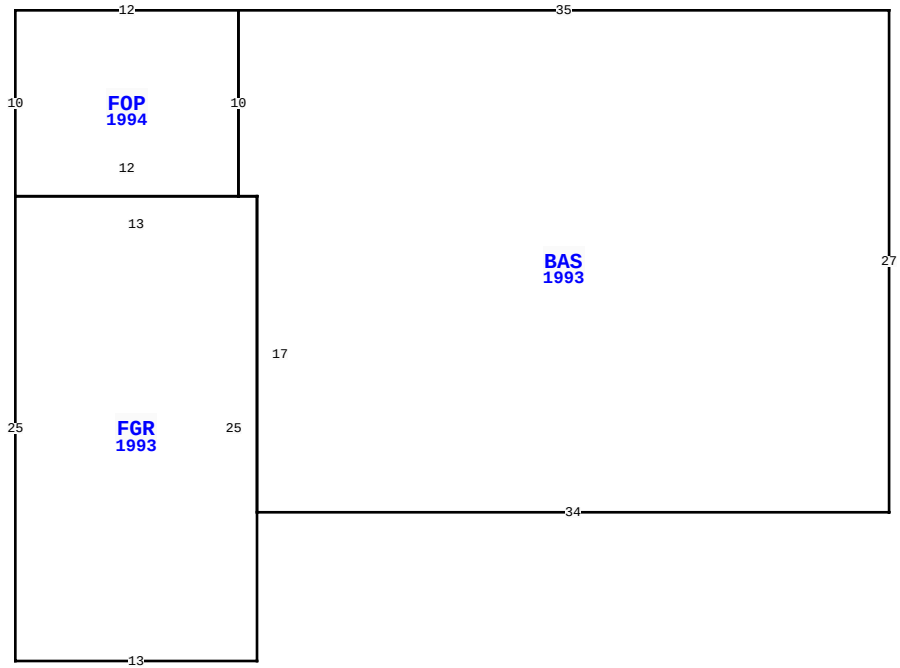
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	928	100	1993	928	101,669
FGR	325	55	1993	179	19,610
FOP	120	30	1994	36	3,944
TOTALS	1,373			1,143	125,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,143	132.5000	139.12	159,014	1977	2000	0	0	0	21.25	78.75

1 SINGLE FAM 0% - 0 Heated Area: 928 HX Base Yr



720 S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	125,224
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	147,000
TOTAL MARKET VALUE	272,224
SOH/AGL Deduction	52,960
ASSESSED VALUE	219,264
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,264
TOTAL JUST VALUE	272,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20022214	REPAIR/RRF	3,000	12/18/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2843/1929	1/16/2026	WD	Q	I	01	330,000
GRANTOR: BILLUPS LOGEAN B & EL						
GRANTEE: AUSTIN DAVID B						
0698/1115	2/16/1994	WD	Q	I	01	100
GRANTOR: BILLUPS LOGEAN						
GRANTEE: BILLUPS LOGEAN & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 FOP=[YR=1994] W12 S10 FGR=[YR=1993] S25 E13 N25 W13 $ E12 N10 $ S10 E1 S17 E34 N27 $.

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	000100	C	RES	0		R-1	60.00	230.00	60.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	147,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 147,000 Market: 0 Agricultural: 0 Common: 147,000 PRINTED 07/09/2026 BY SYS