BLOCK 263 S 1/2 OF 5
CITY OF FDNA BEACH

730 HOLDINGS LLC
411 WALNUT STREET #24419
GREEN COVE SPRINGS, FL 32043

2026

00-00-31-1800-0263-0052

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

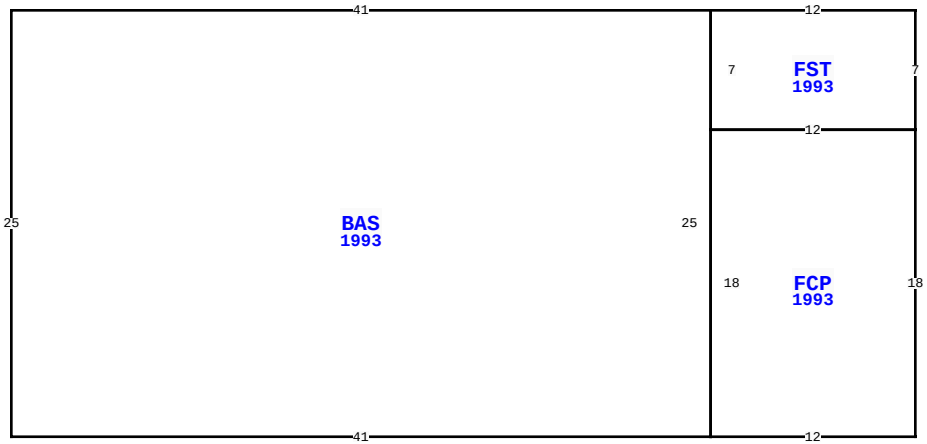
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1993	1,025	98,226
FCP	216	25	1993	54	5,175
FST	84	55	1993	46	4,408
TOTALS	1,325			1,125	107,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,125	130.3800	136.90	154,012	1972	1985	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 0 Heated Area: 1025 HX Base Yr



730 S 14TH ST, FERNANDINA BEACH

BLD DATE	04/03/2014	KK	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	107,808
TOTAL MARKET OB/XF VALUE	60
TOTAL LAND VALUE - MARKET	210,700
TOTAL MARKET VALUE	318,568
SOH/AGL Deduction	68,474
ASSESSED VALUE	250,094
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,094
TOTAL JUST VALUE	318,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,892

PBI

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081153	REPAIR/RRF	4,940	07/14/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2869/1857	5/12/2026	TD	U	I	11	100
GRANTOR: THE FILLET-GENTRY TRU						
GRANTEE: 730 HOLDINGS LLC						
202645005877	2/27/2026	TD	Q	I	01	312,500
GRANTOR: FILLET-GENTRY TRUST						
GRANTEE: 730 HOLDINGS LLC						

BUILDING NOTES

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
4	0819	CONC 12"	0	0	5	6	30.00	SF	9.50	9.50	100	1972	1972	3	21	60	

BUILDING DIMENSIONS

BAS=[YR=1993] W41 S25 E41 FCP=[YR=1993] E12 N18
FST=[YR=1993] N7 W12 S7E12$ W12 S18$ N25$.

LAND DESCRIPTION

TOTAL OB/XF 60

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	0003	R-1	86.00	230.00	86.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	210,700							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 210,700 Market: 0 Agricultural: 0 Common: 210,700 PRINTED 07/09/2026 BY SYS