

LOT N 25 FT OF 9 & ALL OF
LOT 10
ASKINS FIVE POINT PB 0/58

FERNANDINA FOOD MART #2/
201 S 14TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-0120-0009-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 50
Interior Floor	11	CLAY TILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	492	100	492	26,406
BAS	1,682	100	1,682	90,273
CAN	84	30	25	1,342
CAN	84	30	25	1,342
CAN	84	30	25	1,342
CAN	84	30	25	1,342
UST	100	40	40	2,147
TOTALS	2,610		2,314	124,192

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0803	ASPHALT C	0	0	0	6,276.00	SF	2.00	2.00	100	2005	2005	3
2	0810	CONCRETE A	0	0	24	9	216.00	SF	6.50	100	1980	1980	3
3	0810	CONCRETE A	0	0	0	0	270.00	SF	6.50	100	1937	1937	3
4	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	100	1995	1995	3
5	0648	LIGHTS-AV	0	0	0	0	4.00	UT	140.00	100	1995	1995	3
6	0446	BOX FNC 6'	0	0	0	0	8.00	LF	20.00	100	1997	1997	3
7	0402	CONC BUMPE	0	0	0	0	16.00	UT	25.00	100	2005	2005	3
8	0443	STK FNC 6'	0	0	0	0	40.00	LF	10.00	100	2005	2005	3
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	100	2005	2005	3
10	4950	BOLLARD	0	0	0	0	18.00	UT	100.00	100	2015	2015	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	001610	C	SH CTR NHD	0	0003	CI	125.00	105.00	15,077.00	SF		1.00	1.00

REVIEW DATE 12/13/2019 BY KKA

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																
1	NBHD SHOP	- 0%	- 0																									
Heated Area: 2174 HX Base Yr																												
1937 S 8TH ST, FERNANDINA BEACH																												
<table><tr><td>BLD DATE</td><td>12/13/2019</td><td>KKA</td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td>12/13/2019</td><td>KKA</td><td>LAND DATE</td><td>05/25/2023</td></tr><tr><td>INC DATE</td><td></td><td></td><td>AG DATE</td><td>DC</td></tr></table>														BLD DATE	12/13/2019	KKA	LGL DATE		XF DATE	12/13/2019	KKA	LAND DATE	05/25/2023	INC DATE			AG DATE	DC
BLD DATE	12/13/2019	KKA	LGL DATE																									
XF DATE	12/13/2019	KKA	LAND DATE	05/25/2023																								
INC DATE			AG DATE	DC																								

TOTAL OB/XF													
10,921													
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REVIEW DATE 12/13/2019 BY KKA Total Acres: 0.00 Total Land Value: 188,462 Market: 0 Agricultural: 0 Common: 188,462

NASSAU COUNTY PROPERTY													
PAGE 1 of 2													
VALUATION SUMMARY													
STANDARD													
Tax Group: 8 Tax Dist:													
BUILDING MARKET VALUE 124,192													
TOTAL MARKET OB/XF VALUE 12,014													
TOTAL LAND VALUE - MARKET 188,462													
TOTAL MARKET VALUE 324,668													
SOH/AGL Deduction 101,738													
ASSESSED VALUE 222,930													
TOTAL EXEMPTION VALUE 0													
BASE TAXABLE VALUE 222,930													
TOTAL JUST VALUE 324,668													
NCON VALUE 0													
INCOME VALUE 54,263													
PREVIOUS YEAR MKT VALUE 245,064													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1529974	CO ISSUED	5,000	05/06/2015
E1528912	JOHN'S SANDWICH S	0	03/01/2015
P1518148	JOHN'S SANDWICH S	0	03/01/2015
B1529974	REMODEL	5,000	02/01/2015
7391	REPAIR/RRF	1,800	07/15/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2210/1043	7/16/2018	TD	Q	I	05	435,000	
GRANTOR: ESTATE TAX SHELTERED							
GRANTEE: FERNANDINA FOOD MAR							
1847/0197	3/12/2013	TD	U	I	30	100	
GRANTOR: SCOFIELD MABEL O TRUS							
GRANTEE: SCOFIELD MABEL O TR							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W24BAS=[YR=1994] W15N8W13S2 W8S6W15N6W9S6W12S14UST=[YR=1994] W10 S10E10N10S\$4CAN=[YR=1994] S6E14N6W14 \$E14S6E10CAN=[YR=1994] E14N6W14S6\$N6 E14S6E10CAN=[YR=1994] E14N6W14S6\$N6 E14S6E10N24S\$18CAN=[YR=1993] S6E14N6 W14\$ E14 S6 E10 N24\$.													

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