

UNIT D & D-1
 IN OR 1197/213
 FOURTEENTH STREET PROFESSIONAL

MCGRATH COMMERCIAL PROPERTIES
 1411 SOUTH 14TH ST SUITE D
 FERNANDINA BEACH, FL 32034

2023

00-00-30-0255-000D-0000



BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
Floor		1 100	0255000		0				1985	1985	100	100	0				
Location	INTERIOR	INTERIOR 100	1 CONDO - 0% - 0														
Balcony	FOP	FOP 100	SQFT=2068														
Parking	OPEN	OPEN 100	HX Base Yr														
Quality			03	Quality Level 03													
DOR CODE			0417	CONDO OFFICE													
MAP NUM				MKT AREA											02		
NEIGHBORHOOD/LOC			2002.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE													
TOTALS	0		0														

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		241,956
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		241,956
SOH/AGL Deduction		3,102
ASSESSED VALUE		238,854
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		238,854
TOTAL JUST VALUE		241,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0086	REMODEL	1,200	05/18/1993
8793	REMODEL	22,275	05/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1197/0213	12/22/2003	QC	U	I	19	148,800
GRANTOR: MCGRATH E WILLIAM JR						
GRANTEE: MCGRATH COMMERCIAL						
0893/1804	8/04/1999	WD	Q	I		172,500
GRANTOR: BAPTIST/ST VINCENTS P						
GRANTEE: MCGRATH E WILLIAM J						

EXTRA FEATURES														TOTALS										
L N	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								
1411 S 14TH ST, FERNANDINA BEACH																								

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV