LOT 4 & 1/8 INT IN TRACT B
IN OR 1259/1523
ESMT IN OR 937/587

GORDON-TATTNALL LLC/
427 BULL STREET
SAVANNAH, GA 31401

2023

00-00-30-037M-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

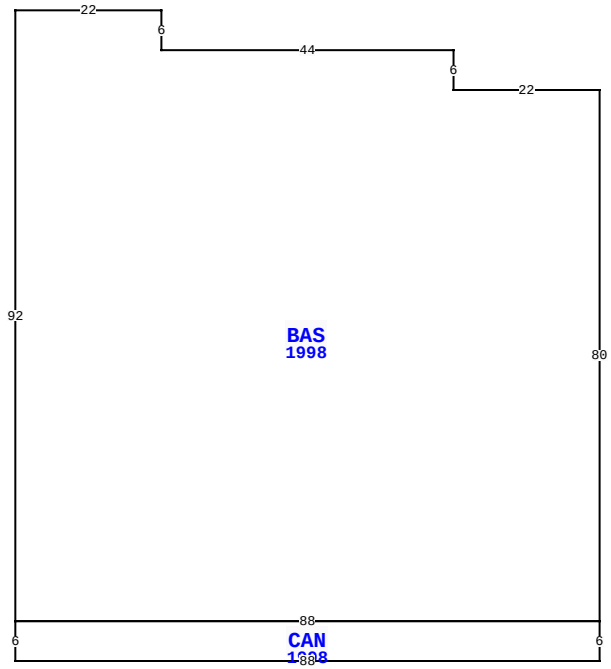
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		20 100
Frame	05	STEEL 100
Story Height		12 100
RMS		14 100
Stories	1.	1. 100
Units		0 100
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	7,568	100	7,568	579,081
CAN	528	30	158	12,090
TOTALS	8,096		7,726	591,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	7,726	99.6000	109.31	844,529	1998	1998	0	0	0	30.00	70.00

1 NBHD SHOP – 0% - 0 Heated Area: 7568 HX Base Yr



1881 S 14TH ST, FERNANDINA BEACH

BLD DATE	07/11/2019	KK	LGL DATE		
XF DATE	07/11/2019	KK	LAND DATE	07/11/2019	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	548,107
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	721,193
SOH/AGL Deduction	0
ASSESSED VALUE	721,193
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	721,193
TOTAL JUST VALUE	721,193
NCON VALUE	0
INCOME VALUE	721,193
PREVIOUS YEAR MKT VALUE	720,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004156	REPAIR/RRF-ROOF	38,000	05/16/2019
C1530650	CO ISSUED	7,500	08/11/2015
B1530650	REMODEL	7,500	06/01/2015
E1529474	REMODEL	0	06/01/2015
B1429274	DEMOLITION	1,500	09/01/2014
P1417682	OTHER	0	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1259/1523	9/16/2004	WD	U	I	19	598,500
GRANTOR: PINELAND HOLDING COMP						
GRANTEE: GORDON-TATTNALL LLC						
1165/0044	8/25/2003	WD	Q	I		567,000
GRANTOR: VAN-LAN INVESTMENTS I						
GRANTEE: PINELAND HOLDING CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W22 N6 W44 N6 W22 S92 CAN=[YR=1998] S6 E88 N6 W88$ E88 N80$.

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	0856	POROUS CC	0	0	0	0	3,624.00	SF	2.50	2.50	100	1998	1998	3	77	6,976	
2	0812	CONCRETE C	0	0	0	0	3,820.00	SF	4.00	4.00	100	1998	1998	3	77	11,766	
3	0402	CONC BUMPE	0	0	0	0	22.00	UT	25.00	25.00	100	1998	1998	3	83	457	
5	0801	ASPHALT A	0	0	0	0	231.00	SF	3.00	3.00	100	1998	1998	3	50	347	
6	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1998	1998	3	48	432	
7	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2000	2000	3	100	200	
8	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	2005	2005	3	27	76	
9	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2005	2005	3	27	108	
10	0812	CONCRETE C	0	0	0	0	5,402.00	SF	4.00	4.00	100	2014	2014	3	95	20,528	

TOTAL OB/XF 40,890

LAND DESCRIPTION

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	001610	C	SH CTR NHD	0	0003	CI	0.00	0.00	25,085.00	SF		1.00	1.00	1.00	10.00	10.00	250,850							

REVIEW DATE 07/11/2019 BY KK Total Acres: 0.00 Total Land Value: 173,086 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS