

LOT 5 & 1/8 INT IN TRACT B
IN OR 2051/614
MAGNOLIA POINT PB 5/344

1885 SOUTH 14TH LLC
1786 ARBOR DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-037M-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	22	100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		19 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	1720	MEDICAL OFFICE

MAP NUM		MKT AREA	02
---------	--	----------	----

NEIGHBORHOOD/LOC	2004.00
------------------	---------

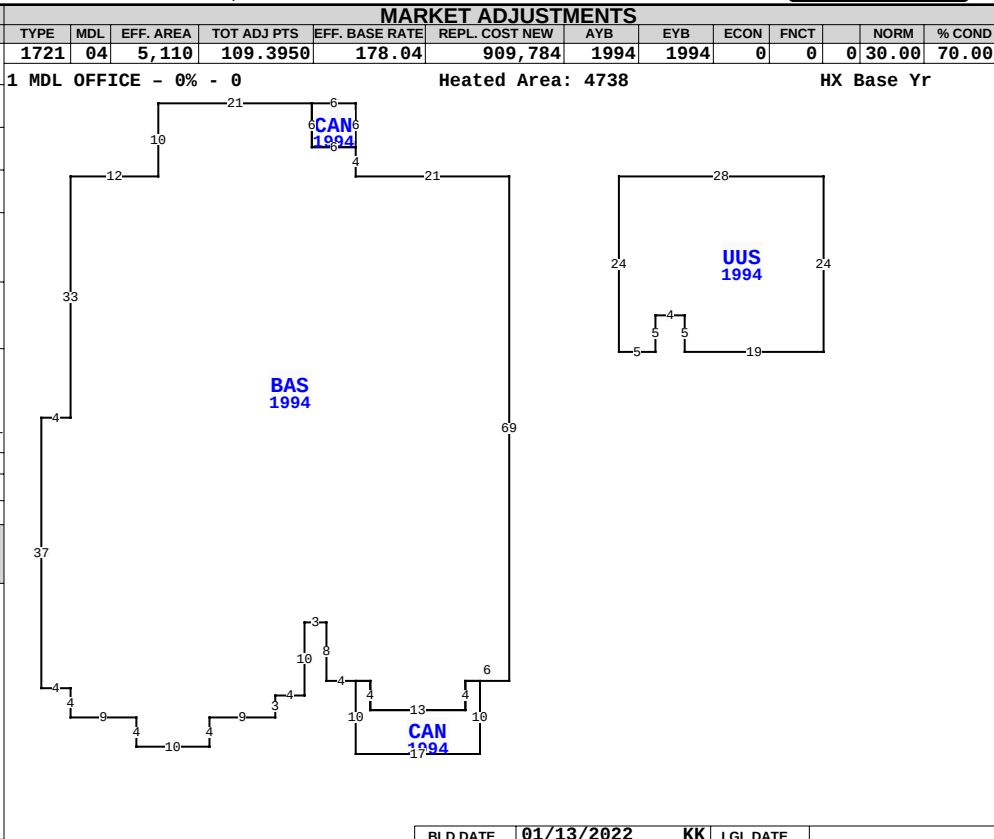
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,738	100	4,738	590,488
CAN	36	30	11	1,371
CAN	118	30	35	4,362
UUS	652	50	326	40,629
TOTALS	5,544		5,110	636,849

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	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0		950.00	SF 5.20	5.20	100	1994	1994	3	70	3,458
2	0803	ASPHALT C	0	0	0	0		9,230.00	SF 2.00	2.00	100	1994	1994	3	50	9,230
3	0400	CONC CURB	0	0	0	0		59.00	LF 15.00	15.00	100	1994	1994	3	77	681
4	0648	LIGHTS-AV	0	0	0	0		2.00	UT 140.00	140.00	100	1994	1994	3	20	56

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001901	C	MEDICAL OF	0	0003	CI	0.00	0.00	24,253.00	SF		1.00	1.00	1.00	10.00	10.00	242,530							



1885 S 14TH ST, FERNANDINA BEACH	BLD DATE 01/13/2022	KK	LGL DATE	
	XF DATE 01/13/2022	KK	LAND DATE	01/13/2022
	INC DATE		AG DATE	

TOTAL OB/XF																13,425
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		636,849	
TOTAL MARKET OB/XF VALUE		13,425	
TOTAL LAND VALUE - MARKET		242,530	
TOTAL MARKET VALUE		892,804	
SOH/AGL Deduction		358,965	
ASSESSED VALUE		533,839	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		533,839	
TOTAL JUST VALUE		892,804	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		717,571	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615586	REPAIR/RRF	16,400	12/01/2016
M1318544	H/AC	0	07/01/2013
281	NEW CONSTR	196,367	06/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2051/0614	6/07/2016	WD Q	Q	I	02
GRANTOR: MANNING MARK V & DIXI					
GRANTEE: 1885 SOUTH 14TH LLC					
0674/1098	1/29/1993	WD Q	Q	V	
GRANTOR: TRIANGLE INVESTMENT					
GRANTEE: MANNING MARK & DIXI					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=1994] W21 N4 CAN=[YR=1994] N6 W6 S6 E6 \$ W6 N6 W21 S10 W12 S33 W4 S37 E4 S4 E9 S4 E10 N4 E9 N3 E4 N10 E3 S8 E4 CAN=[YR=1994] S10 E17 N10 W2 S4 W13 N4 W2 \$ E2 S4 E13 N4 E6 N69 \$ PTR=E15 UUS=[YR=1994] E28 S24 W19 N5 W4 S5 W5 N24 \$ W15 \$.					