

LOT 6 & 1/8 INT IN TRACT B
IN OR 1072/1227-1230
MAGNOLIA POINT PB 5/344

FIRST FEDERAL BANK OF FLORIDA
ATTN: DAVID BREWER EVP CFO, PO BOX 2029
LAKE CITY, FL 32056-2029

2023

00-00-30-037M-0006-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 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	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	18 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	27 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 OWNER OCC 100
Quality	03 Quality Level 03
DOR CODE	1700 OFFICE BUILDINGS
MAP NUM	MKT AREA 02

NEIGHBORHOOD/LOC 2002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	170,251
BAS	2,244	100	2,244	208,084
BAS	257	100	257	23,832
BAS	1,326	100	1,326	122,959
FST	42	50	21	1,947
FST	56	50	28	2,596
FUS	3,061	100	3,061	283,844
FUS	1,256	100	1,256	116,467
SFB	28	80	22	2,040
SFB	104	80	83	7,697
TOTALS	10,428		10,177	943,703

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	NOTES
1	0812	CONCRETE C	0	0	0	13,050.00	SF	4.00	4.00	100	
2	0400	CONC CURB	0	0	0	81.00	LF	15.00	15.00	100	
6	0097	AWNING CN	0	0	0	20.00	SF	65.00	65.00	100	
7	0410	ELEVATOR	0	0	0	1.00	UT	10,000.00	10,000.00	100	
8	1242	WD DECK A	0	0	35	140.00	SF	10.00	10.00	100	
9	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00	100	
10	0978	SECURTY LT	0	0	0	3.00	UT	450.00	450.00	100	
11	0811	CONCRETE B	0	0	0	548.00	SF	5.20	5.20	100	
12	4950	BOLLARD	0	0	0	7.00	UT	100.00	100.00	100	
13	0400	CONC CURB	0	0	0	15.00	LF	15.00	15.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001800	C	MULTISTORY	0	0003	CI	0.00	0.00	26,303.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	10,177	93.2862	132.47	1,348,147	1994	1994	0	0	0 30.00	70.00
1 OFFICE 1&2 - 0% - 0 Heated Area: 10085 HX Base Yr											

** This building has 13 Sub-Areas

1887 S 14TH ST, FERNANDINA BEACH

BLD DATE	01/23/2018	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
01/23/2018					

TOTAL OB/XF 54,192

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001800	C	MULTISTORY	0	0003	CI	0.00	0.00	26,303.00	SF	

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						943,703					
TOTAL MARKET OB/XF VALUE						57,947					
TOTAL LAND VALUE - MARKET						263,030					
TOTAL MARKET VALUE						1,264,680					
SOH/AGL Deduction						270,244					
ASSESSED VALUE						994,436					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						994,436					
TOTAL JUST VALUE						1,264,680					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						946,464					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326237	NEW CONSTR	0	06/01/2013
M1318399	H/AC	0	06/01/2013
C23943	C0 ISSUED	0	03/22/2011
M15765	H/AC	0	11/01/2010
B21166	XFOB	10,000	03/01/2008
506	NEW CONSTR	179,152	09/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1072/1229	8/02/2002	PR	U	I	06	262,500
GRANTOR: WILLIAMS QUINNIE R SR						
GRANTEE: FIRST NATIONAL BANK						
1072/1227	8/02/2002	WD	U	I	06	262,500
GRANTOR: LAYLAND MICHAEL A						
GRANTEE: FIRST NATIONAL BANK						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W51 S26 BAS=[YR=1995] S36 STP=[YR=2013] W4 S7 E4 N7\$ S8 BAS=[YR=1994] S36 E51 N36 W51\$ E51 N44 W8 BAS=[YR=2010] N11 W17 S1 W7 FST=[YR=2010] W7 S6 SFB=[YR=2010] S4 E7 N4 W7\$ E7 N6\$ S10 E24\$ W43\$ E51 N26\$ PTR= E15 FUS=[YR=2013] E9 STR=[YR=2013] N4 E30 S4 W30\$ E42 S26 FUS=[YR=2010] S29 W12 S23 E12 S9 W12 S19 W26 N19 W13 N9 E13 N18 W13 N26 SFB=[YR=2010] N8 E13 S8 W13\$ E13 FST=[YR=2010] E7 N8 W7 S8\$ N8UST=[YR=2010] E7 N10 W7 S10\$ N10 E7 S10 E31\$ W31 N10 W7 S10 W13 N26\$ W15\$.											

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