

LOTS 7 & 8 & 1/4 INT TRACT B
IN OR 897/840
MAGNOLIA POINT PB 5/344

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

2023

00-00-30-037M-0007-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 60
Interior Floo	14 CARPET 40
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	11 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	21 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	03 Quality Level 03
DOR CODE	2300 FINANCIAL BLDG

MAP NUM	MKT AREA	02
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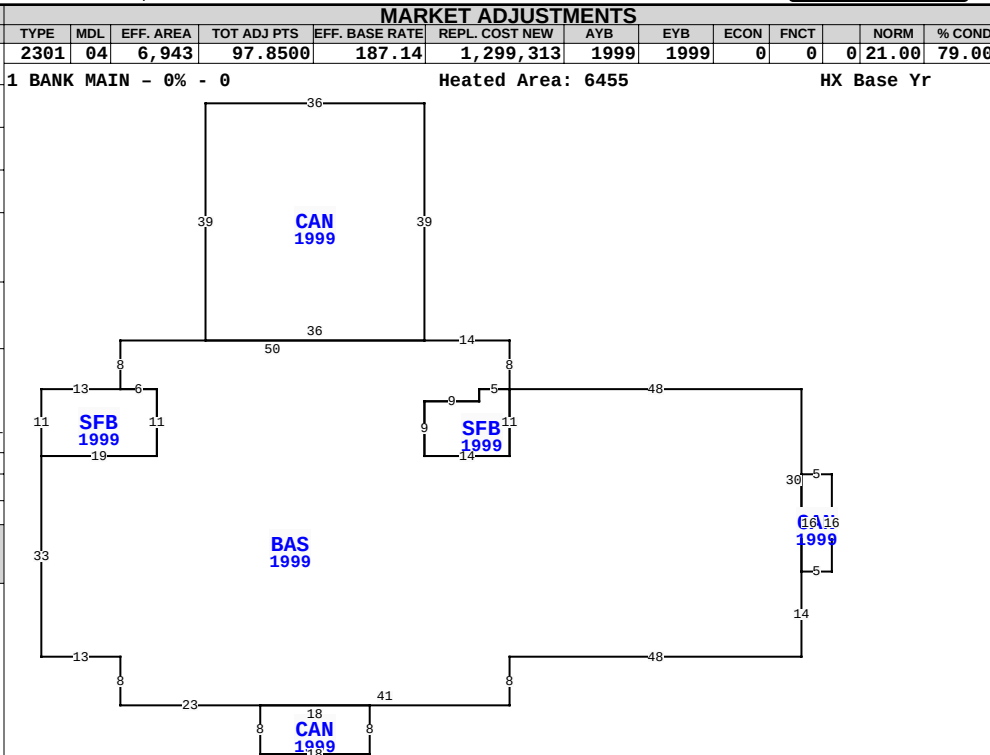
NEIGHBORHOOD/LOC	2004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,179	100	6,179	913,507
CAN	80	30	24	3,548
CAN	144	30	43	6,357
CAN	1,404	30	421	62,241
SFB	136	80	109	16,114
SFB	209	80	167	24,689

TOTALS	8,152	6,943	1,026,457
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	2015	RVLTD DR16"	0	0	0	0	1.00	UT	53,500.00	53,500.00	
2	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	
3	2025	PNMTC UNIT	0	0	0	0	3.00	UT	14,500.00	14,500.00	
4	0400	CONC CURB	0	0	0	0	482.00	LF	15.00	15.00	
5	0812	CONCRETE C	0	0	0	0	1,337.00	SF	4.00	4.00	
6	0803	ASPHALT C	0	0	0	0	23,682.00	SF	2.00	2.00	
7	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	
8	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	
10	0402	CONC BUMPE	0	0	0	0	16.00	UT	25.00	25.00	
11	4950	BOLLARD	0	0	0	0	12.00	UT	100.00	100.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002300	C	FINANCIAL	0	0003	CI	0.00	0.00	55,851.00	SF	1.00



BLD DATE	11/30/2018	KK	LGL DATE	
XF DATE	11/30/2018	KK	LAND DATE	11/30/2018
INC DATE			AG DATE	

1891 S 14TH ST, FERNANDINA BEACH											
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TOTAL OB/XF											
139,694											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			1,026,457
TOTAL MARKET OB/XF VALUE			142,665
TOTAL LAND VALUE - MARKET			558,510
TOTAL MARKET VALUE			1,727,632
SOH/AGL Deduction			478,706
ASSESSED VALUE			1,248,926
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,248,926
TOTAL JUST VALUE			1,727,632
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,441,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010374	REPAIR/RRF	28,000	11/21/2017
E1326309	ELEC OTHER	0	06/01/2013
20130778	GAS	300	04/02/2013
B9905882	NEW CONSTR	934,347	03/01/1999
M993638	H/AC	22,650	03/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0897/0840	8/27/1999	WD U	V	V	19
GRANTOR: FIRST CAPITAL BANK HO					
GRANTEE: FIRST NATIONAL BANK					
0843/1190	8/04/1998	WD U	V	V	09
GRANTOR: BOSCO ENTERPRISES					
GRANTEE: FIRST CAPITAL BANK					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1999] W48 SFB=[YR=1999] W5 S2 W9 S9 E14 N11 \$ S11 W14 N9 E9 N2 E5 N8 W14 CAN=[YR=1999] N39 W36 S39 E36 \$ W50 S8 SFB=[YR=1999] W13 S11 E19 N11 W6 \$ E6 S11 W19 S33 E13 S8 E23 CAN=[YR=1999] S8 E18 N8 W18 \$ E41 N8 E48 N14 CAN=[YR=1999] E5 N16 W5 S16 \$ N30 \$.					

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										8				
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY																			
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