

PT LOTS 4, 5 & PT OF ABND R/W
IN OR 1790/1059 (EX PT IN
OR 1756/99 & EX CNSVTN ESMT'S

JEROME PROPERTIES 1699 LLC/
C/O KIMBERLY D SMITH, 121 BARBELLA CIR
ST AUGUSTINE, FL 32095

2023

00-00-30-0800-0004-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	17	CB STUCCO	100
Roof Structur	13	P-STRESS C	100
Roof Cover	04	BUILT-UP	90
Roof Cover	08	CLAY TILE	10
Interior Wall	05	DRYWALL	100
Interior Floor	07	CORK/VTILE	50
Interior Floor	14	CARPET	50
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures		109	100
Frame	03	MASONRY	100
Story Height		13	100
RMS		109	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE		1600COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	105,773
BAS	1,200	100	1,200	105,773
BAS	1,200	100	1,200	105,773
BAS	1,200	100	1,200	105,773
BAS	2,400	100	2,400	211,546
BAS	2,400	100	2,400	211,546
BAS	2,400	100	2,400	211,546
BAS	2,400	100	2,400	211,546
BAS	4,190	100	4,190	369,323
BAS	5,200	100	5,200	458,349
TOTALS	36,049		31,955	2,816,642

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0966	FIRE SPRNK	0	0	0	0	
2	0400	CONC CURB	0	0	0	0	
3	0402	CONC BUMPE	0	0	0	0	
4	0424	CL FNC 6'	0	0	0	0	
5	0646	LWN SPRK H	0	0	0	0	
6	0803	ASPHALT C	0	0	0	0	
7	0801	ASPHALT A	0	0	13	38	
8	0812	CONCRETE C	0	0	0	0	
9	0811	CONCRETE B	0	0	20	41	
10	0812	CONCRETE C	0	0	0	0	

LAND DESCRIPTION		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	001600	C	SH CTR COM		0	0003	C-2	0.00	0.00	151,153.00	SF	1.00	1.00	1.00	7.00	7.00	1,058,071							
2	009640	C	HDWD		0		CI	0.00	0.00	1.70	AC	1.00	1.00	1.00	175.00	175.00	298							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	31,955	100.3884	110.18	3,520,802	2002	2002	0	0	0	20.00	80.00

1 NBHD SHOP - 0% - 0

Heated Area: 30190

HX Base Yr

** This building has 14 Sub-Areas

BLD DATE	06/14/2022	KK	LGL DATE	
XF DATE	06/14/2022	KK	LAND DATE	06/14/2022

** This building has 14 Sub-Areas												BLD DATE	06/14/2022	KK	LGL DATE				
												XF DATE	06/14/2022	KK	LAND DATE				
												INC DATE		KK	AG DATE				
1699 S 14TH ST, FERNANDINA BEACH																06/14/2022	KK		

TOTAL OB/XF												206,697											
1	001600	C	SH CTR COM		0	0003	C-2	0.00	0.00	151,153.00	SF	1.00	1.00	1.00	7.00	7.00	1,058,071						
2	009640	C	HDWD		0		CI	0.00	0.00	1.70	AC	1.00	1.00	1.00	175.00	175.00	298						

SALES DATA		OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
		1790/1059	4/27/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT								
GRANTEE: JEROME PROPERTIES 1								
		1366/1743	11/08/2005	MS	U	I	02	100
GRANTOR: AMELIA CROSSING LLC								
GRANTEE: AMELIA CROSSING LLC								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2002] W15 N10 W19 S10 W6 N10 W20 BAS=[YR=2002] W20 N10 W20 BAS=[YR=2002] W40 BAS=[YR=2002] N10 W20 BAS=[YR=2002] W40 BAS=[YR=2002] W20 BAS=[YR=2002] N10 W40 S4 FST=[YR=2002] W6 S6 E6 N6\$ S6 W60 BAS=[YR=2002] W20 S10 BAS=[YR=2002] W40 BAS=[YR=2002] W20 S10 BAS=[YR=2002] W40 S10 W40 S27 FCP=[YR=2002] W29 S27 E29 N27\$ S43 E40 N10 CAN=[YR=2002] E60 N10 E60 N10 E60 S6 E40 N6 E60 S10 E60 S10 E60 N10 W40 N10 W60 N10 W200 S10 W60 S10 W40 S10\$ N10 E40 N60\$ S50 E20 N60\$ S60 E40 N60\$ S50 E20 N60\$ S60 E100 N60\$ S60 E20 N60\$ S60 E40 N60\$ S60 E20 N50\$ S60 E40 N60\$ S60 E20 S10 E20 N60\$ S60 E20 S20 E40 N70\$.								

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										2								
ELEMENT		CD		CONSTRUCTION						TYPE		MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY																			
																													VALUATION BY										DIRECT_CAP									
																													Tax Group: 2										Tax Dist:									
																													BUILDING MARKET VALUE										1,589,484									
																													TOTAL MARKET OB/XF VALUE										0									
																													TOTAL LAND VALUE - MARKET										0									
																													TOTAL MARKET VALUE										2,147,951									
																													SOH/AGL Deduction										0									
																													ASSESSED VALUE										2,147,951									
																													TOTAL EXEMPTION VALUE										0									
																													BASE TAXABLE VALUE										2,147,951									
																													TOTAL JUST VALUE										2,147,951									
																													NCON VALUE										0									
																													INCOME VALUE										2,147,951									
																													PREVIOUS YEAR MKT VALUE										2,147,951									