



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	07	CORK/VTILE	10
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		13	100
Frame	02	WOOD FRAME	100
Story Height		12	100
RMS		19	100
Stories	1.	1.	100
Units		0	100
BUD4 Adjustme	25	.	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	1720	MEDICAL OFFICE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	4,216	100	4,216
CAN	536	30	161
			SUBAREA MARKET VALUE
			726,400
			27,740
TOTALS	4,752		4,377
			754,139

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MDL	OFFICE - 0%	0										
					Heated Area: 4216			HX Base Yr					
				BLD DATE		06/15/2021	KK	LGL DATE					
				XF DATE		06/15/2021	KK	LAND DATE		06/15/2021	KK		
				INC DATE				AG DATE					
1551 S 14TH ST, FERNANDINA BEACH													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			754,139
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			284,381
TOTAL MARKET VALUE			1,038,520
SOH/AGL Deduction			316,305
ASSESSED VALUE			722,215
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			722,215
TOTAL JUST VALUE			1,038,520
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			837,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151494	H/AC	4,200	06/30/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1801/0086	6/29/2012	WD	Q	I	01	675,000
GRANTOR: OLIN MARK R & JANET E						
GRANTEE: VIJUK PROPERTIES LL						
1251/0963	8/09/2004	WD	Q	I		700,000
GRANTOR: NASSAU PROPERTIES LTD						
GRANTEE: OLIN MARK R & JANET						

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
1551 S 14TH ST, FERNANDINA BEACH																
TOTALS																
0																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2000] W8 N6 W24 N2 W16 S2 W24 S6 W8 S48 E8													
CAN=[YR=2000] S7 E24 S3 E16 N3 E24 N7 W28 N5 W8 S5 W28\$ E28													
N5 E8 S5 E36 N48\$.													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	11,375.25	SF		1.00	1.00	1.00	25.00	25.00	284,381										