PT OF LOTS 28 & 29
LYING BETWEEN S 14TH ST &
14TH ST EXT

ISLAND JASZ INC/
6767 PHILLIPS INDUSTRIAL BLVD
JACKSONVILLE, FL 32256

2023

00-00-30-0800-0028-0010

BUILDING CHARACTERISTICS

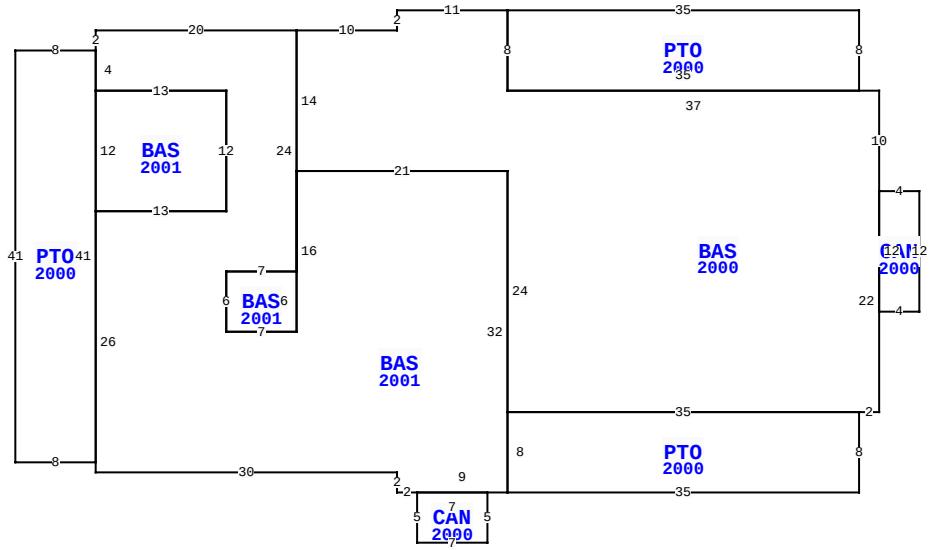
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	11	CLAY TILE 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		18 100
Frame	05	STEEL 100
Story Height		13 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2200	DRIVE-IN REST.
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	291,344
BAS	42	100	42	8,158
BAS	156	100	156	30,300
BAS	1,334	100	1,334	259,102
CAN	35	30	10	1,943
CAN	48	30	14	2,720
PTO	280	5	14	2,720
PTO	280	5	14	2,720
PTO	328	5	16	3,108
TOTALS	4,003		3,100	602,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2201	04	3,100	130.2662	277.47	860,157	2000	2000	0	0	10	20.00	70.00

1 FAST FOOD – 0% - 0 Heated Area: 3032 HX Base Yr



1905 S 14TH ST, FERNANDINA BEACH

BLD DATE	11/02/2018	KK	LGL DATE		
XF DATE	11/02/2018	KK	LAND DATE	11/02/2018	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	602,110
TOTAL MARKET OB/XF VALUE	65,844
TOTAL LAND VALUE - MARKET	855,000
TOTAL MARKET VALUE	1,522,954
SOH/AGL Deduction	508,513
ASSESSED VALUE	1,014,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,014,441
TOTAL JUST VALUE	1,522,954
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,441,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180387	XFOB - AWNING	5,750	02/02/2018
20161770	REPLACE SINK,URIN	4,350	06/27/2016
20130364	GAS	200	02/25/2013
2003513	NEW CONSTR	450,000	07/19/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/1613	8/20/2020	SW	Q	I	01	1,000,000
GRANTOR: PRIME COMMERCIAL GROU						
GRANTEE: ISLAND JASZ INC						
1685/0729	6/23/2010	WD	U	I	30	1,580,000
GRANTOR: ZAXBY'S HOLDINGS LLC						
GRANTEE: PRIME COMMERCIAL GR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W7 S6 E7 N6 $ BAS=[YR=2001] N24 BAS=[YR=2000]
E10 N2E11 PTO=[YR=2000] E35S8W35N8$ S8 E37 S10 CAN=[YR=2000]
E4 S12W4N12$ S22 W2 PTO=[YR=2000] S8W35N8E35 $ W35N24
W21N14$ W20 S2 PTO=[YR=2000] W8 S41 E8 N41 $ S4
BAS=[YR=2001] S12 E13 N12 W13 $ E13 S12 W13 S26 E30 S2 E2
CAN=[YR=2000] S5 E7 N5 W7 $ E9 N32 W21 S16 W7 N6 E7 $.

EXTRA FEATURES

LN	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	0097	AWNING CN	0	0	0	0	36.00	SF	65.00	65.00	100	2000	2000	3	40	936	
4	0400	CONC CURB	0	0	0	0	206.00	LF	15.00	15.00	100	2000	2000	3	85	2,627	
5	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2000	2000	3	20	160	
6	0646	LWN SPRK H	0	0	0	0	100.00	UT	2.00	2.00	100	2000	2000	3	27	54	
7	0810	CONCRETE A	0	0	25	15	375.00	SF	6.50	6.50	100	2000	2000	3	80	1,950	
8	0812	CONCRETE C	0	0	0	0	1,415.00	SF	4.00	4.00	100	2000	2000	3	80	4,528	
9	0803	ASPHALT C	0	0	0	0	32,355.00	SF	2.00	2.00	100	2000	2000	3	50	32,355	
10	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2000	2000	3	55	8,349	
11	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	500.00	100	2000	2000	3	55	1,650	
12	0978	SECURTY LT	0	0	0	0	11.00	UT	450.00	450.00	100	2000	2000	3	55	2,723	

TOTAL OB/XF 55,332

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002200	C	DRIVE-IN	0	0003	C-2	0.00	0.00	68,400.00	SF		1.00	1.00	1.00	12.50	12.50	855,000							

REVIEW DATE 01/23/2018 BY KK Total Acres: 0.00 Total Land Value: 855,000 Market: 0 Agricultural: 0 Common: 855,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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BUILDING NOTES

EXTRA FEATURES

LN	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
13	1126	CB/STC 8"	0	0	8	41	328.00	SF	8.00	8.00	100	2000	2000	3	80	2,099	
14	1127	BRICK 8"	0	0	7	57	399.00	SF	11.00	11.00	100	2000	2000	3	94	4,126	
15	0810	CONCRETE A	0	0	22	15	330.00	SF	6.50	6.50	100	2005	2005	3	87	1,866	
16	0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00	25.00	100	2005	2005	3	90	315	
17	0097	AWNING CN	0	0	0	0	36.00	SF	65.00	65.00	100	2018	2018	3	90	2,106	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 10,512

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/23/2018 BY KK Total Acres: 0.00 Total Land Value: 855,000 Market: 0 Agricultural: 0 Common: 855,000 PRINTED 08/02/2023 BY SYS