

PT OF LOT 38 W OF 14TH ST
PT OR 1749/584
PT OF ABDN ALLEY OR 523/627

KEYSTONE PLAZA LLC/
PO BOX 16987
FERNANDINA BEACH, FL 32035

2023

00-00-30-0800-0038-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	17	CB STUCCO	60
Exterior Wall	15	CONC BLOCK	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	07	CORK/VTILE	40
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures	16	100	
Frame	03	MASONRY	100
Story Height	10	100	
RMS	24	100	
Stories	1.	1. 100	
Units	0	100	
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	02

NEIGHBORHOOD/LOC 2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,248	100	10,248	673,183
CAN	360	30	108	7,095
PTO	320	5	16	1,051
PTO	1,172	5	59	3,876

TOTALS 12,100 10,431 685,204

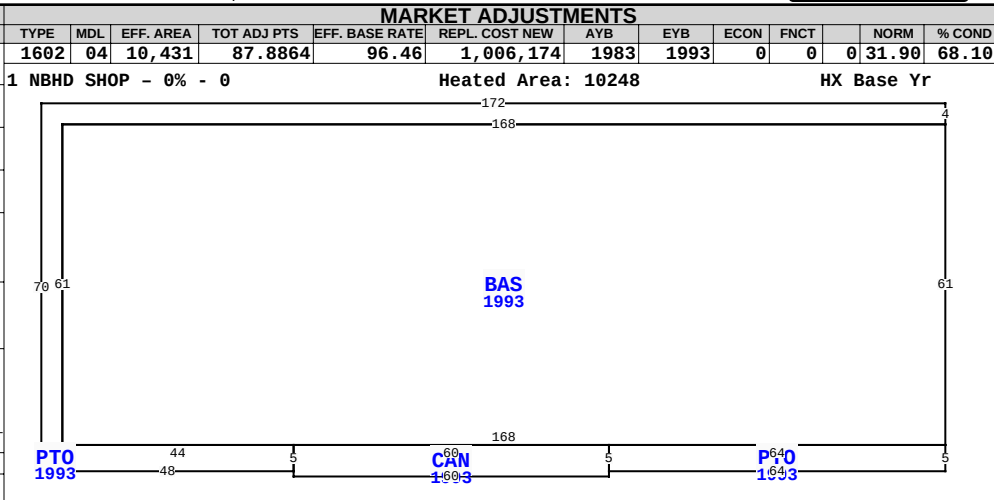
EXTRA FEATURES

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0978	SECURITY LT	0	0	0	0	9.00	UT	450.00	450.00	100	2005	2005	3	69	2,795	
4	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1999	1999	3	52	1,316	
5	0803	ASPHALT C	0	0	0	0	16,817.00	SF	2.00	2.00	100	2005	2005	3	58	19,508	
6	1126	CB/STC 8"	0	0	76	3	228.00	SF	8.00	8.00	100	1983	1983	3	44	803	
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1999	1999	3	52	260	
8	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1997	1997	3	81	81	
9	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50	6.50	100	2005	2005	3	87	136	
10	0810	CONCRETE A	0	0	17	6	102.00	SF	6.50	6.50	100	2005	2005	3	87	577	
11	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	1998	1998	3	100	500	
12	0402	CONC BUMPE	0	0	0	0	25.00	UT	25.00	25.00	100	2011	2011	3	95	594	

LAND DESCRIPTION

L N	USE CODE	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	001610	C	SH CTR NHD	0		CI	260.00	118.00	34,588.94	SF		1.00	1.00	1.00	12.00	12.00	415,067							

REVIEW DATE 07/14/2021 BY KK



BLD DATE	07/14/2021	KK	LGL DATE	
XF DATE	07/14/2021	KK	LAND DATE	07/14/2021
INC DATE			AG DATE	

1925 S 14TH ST, FERNANDINA BEACH

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0978	SECURITY LT	0	0	0	0	9.00	UT	450.00	450.00	100	2005	2005	3	69	2,795	
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5	0803	ASPHALT C	0	0	0	0	16,817.00	SF	2.00	2.00	100	2005	2005	3	58	19,508	
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12	0402	CONC BUMPE	0	0	0	0	25.00	UT	25.00	25.00	100	2011	2011	3	95	594	

TOTAL OB/IF

L N	USE CODE	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	001610	C	SH CTR NHD	0		CI	260.00	118.00	34,588.94	SF		1.00	1.00	1.00	12.00	12.00	415,067							

Total Acres: 0.00 Total Land Value: 415,067 Market: 0 Agricultural: 0 Common: 415,067

NASSAU COUNTY PROPERTY										PAGE 1 of 2										8									
VALUATION SUMMARY										STANDARD																			
VALUATION BY										STANDARD																			
Tax Group: 8										Tax Dist:																			
BUILDING MARKET VALUE										685,204																			
TOTAL MARKET OB/IF VALUE										44,013																			
TOTAL LAND VALUE - MARKET										415,067																			
TOTAL MARKET VALUE										1,144,284																			
SOH/AGL Deduction										223,544																			
ASSESSED VALUE										920,740																			
TOTAL EXEMPTION VALUE										0																			
BASE TAXABLE VALUE										920,740																			
TOTAL JUST VALUE										1,144,284																			
NCON VALUE										0																			
INCOME VALUE										1,337,644																			
PREVIOUS YEAR MKT VALUE										936,335																			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1749/0584	7/22/2011	WD	Q	I	01	1,100,000

GRANTOR: ALL-SERVICE REALTY IN
GRANTEE: KEYSTONE PLAZA LLC
1212/0923 3/03/2004 WD Q I 825,000
GRANTOR: JONES REGINALD A & SH
GRANTEE: ALL-SERVICE REALTY

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W172 S70 E48 CAN=[YR=1993] S1 E60 N1
PTO=[YR=1993] E64 N5 BAS=[YR=1993] N61 W168 S61 E168\$ W64
S5\$ N5 W60 S5\$ N5 W44 N61 E168 N4\$.

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FERNANDINA BEACH, FL 32035**

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