



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 60
Roof Cover	03	COMP SHNGL 40
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floor	11	CLAY TILE 90
Interior Floor	03	CONC FINSH 10
Ceiling	03	PART.FIN. 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	03	MASONRY 100
Story Height		14 100
RMS		11 100
Stories	1.	1. 100
Units		0 100

QUANTITY	02	QUANTITY	1000	04
DOR CODE	1720 MEDICAL OFFICE			

MAP NUM		MKT AREA	01
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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	2,506	100	2,506	401,407
CAN	168	30	50	8,009
PTO	545	5	27	4,325
SFB	623	80	498	79,769

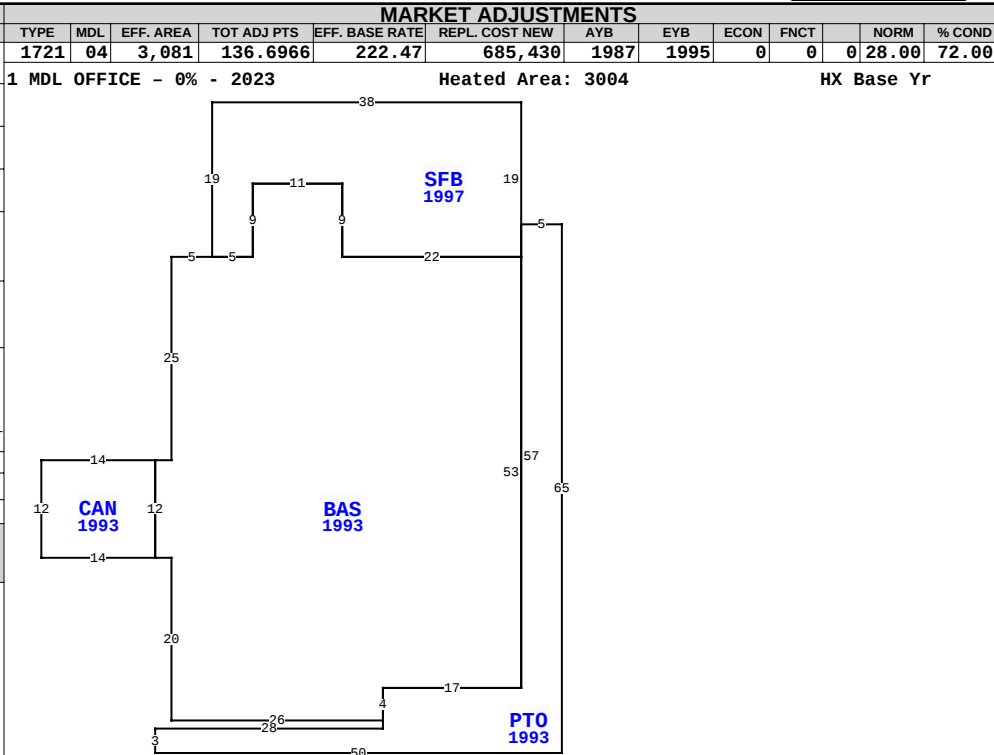
TOTALS	3,842		3,081	493,510
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0	13,100.00	SF	2.00	2.00	100	1987	1987	3	50	13,100	
2	0811	CONCRETE B	0	0	0	0	1,003.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,843	
3	0400	CONC CURB	0	0	0	0	709.00	LF	15.00	15.00	100	1987	1987	3	64	6,806	
4	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1987	1987	3	26	1,316	
6	0940	SHEDS/PORT	0	0	18	10	180.00	SF	30.00	30.00	100	1990	1990	3	20	1,080	
7	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1987	1987	3	26	260	
8	0646	LWN SPRK H	0	0	0	0	9.00	UT	2.00	2.00	100	1987	1987	3	20	4	
9	0649	LIGHTS-GD	0	0	0	0	2.00	SF	225.00	225.00	100	1997	1997	3	20	90	
11	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2000	2000	3	55	248	

LAND DESCRIPTION																	
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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	001901	C	MEDICAL OF	0	0003	C-1	0.00	0.00	32,234.00	SF		1.00	1.00	1.25	20.00	25.00	805,850							



1940 S 14TH ST, FERNANDINA BEACH

BLD DATE	03/07/2019	KK	LGL DATE	
XF DATE	03/07/2019	KK	LAND DATE	03/07/2019
INC DATE			AG DATE	

TOTAL OB/XF																	
25,747																	

NASSAU COUNTY PROPERTY																	
PAGE 1 of 1																	2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		493,510
TOTAL MARKET OB/XF VALUE		25,747
TOTAL LAND VALUE - MARKET		805,850
TOTAL MARKET VALUE		1,325,107
SOH/AGL Deduction		0
ASSESSED VALUE		1,325,107
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,325,107
TOTAL JUST VALUE		1,325,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		854,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220038	DEMOLITION	0	12/15/2022
20184223	REPAIR/RRF	15,500	12/14/2018
20122255	REPAIR/RRF	2,000	11/02/2012
20111271	REPAIR/RRF	9,000	08/01/2011
20102211	H/AC	1,900	12/30/2010
20102190	ELEC OTHER	4,000	12/27/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2606/0540	11/30/2022	SW	Q	I	01	1,500,000

GRANTOR: KM OF JACKSONVILLE IN						
GRANTEE: 3J7B REAL ESTATE LL						
1702/1109	9/16/2010	WD	Q	I	02	775,000
GRANTOR: DICK FAMILY LLC						
GRANTEE: KM OF JACKSONVILLE						

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
SFB=[YR=1997] W38 S19 BAS=[YR=1993] W5 S25 W2 CAN=[YR=1993] W14 S12 E14 N12\$ S12 E2 S20 E26 PTO=[YR=1993] S1 W28 S3 E50 N65 W5 S57 W17 S4\$ N4 E17 N53 W22 N9 W11 S9 W5\$ E5 N9 E11 S9 E22 N19\$.																	