

LOT 1 & N'LY 20 FT OF LOT 2
IN OR 2171/1671
FIRST COAST ESTATES PB 5/205

O'BRIEN REAL ESTATE HOLDING LLC
1844 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-127A-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 60
Exterior Wall	17 CB STUCCO 40
Roof Structure	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	15 HARDTILE 40
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	15 100
Frame	02 WOOD FRAME 100
Story Height	9 100
RMS	17 100
Stories	1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	1720 MEDICAL OFFICE

MAP NUM	MKT AREA	01
---------	----------	----

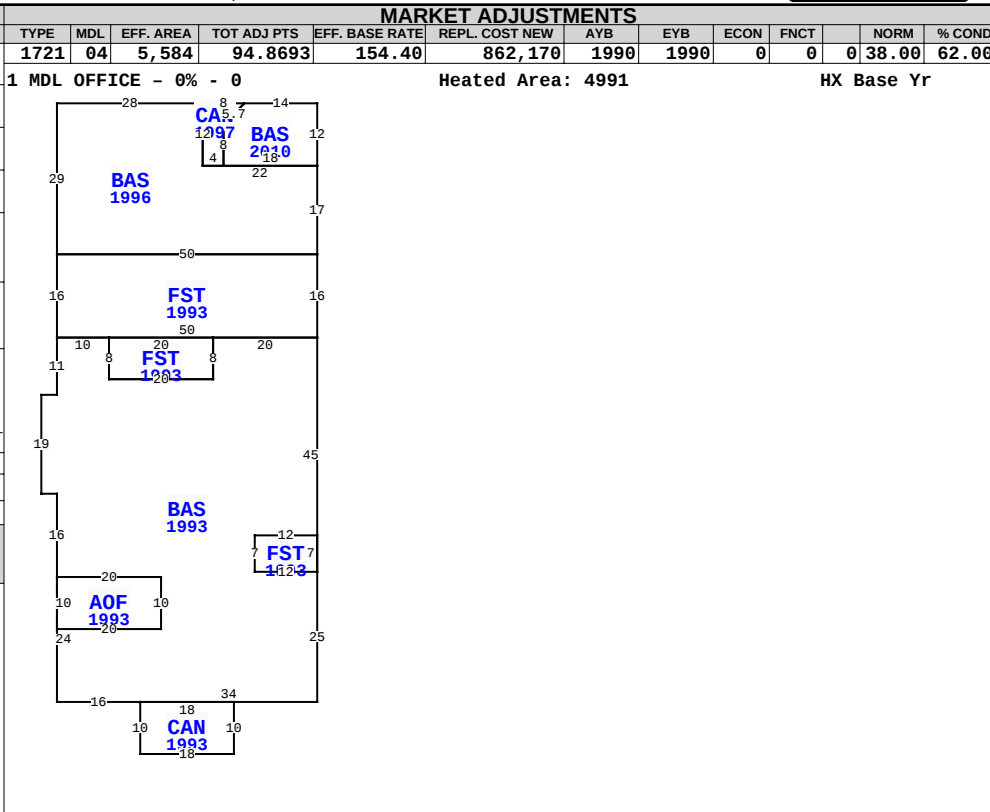
NEIGHBORHOOD/LOC	2004.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	200	100	200	19,146
BAS	3,397	100	3,397	325,188
BAS	1,186	100	1,186	113,533
BAS	208	100	208	19,911
CAN	180	30	54	5,170
CAN	56	30	17	1,628
FST	84	50	42	4,021
FST	160	50	80	7,658
FST	800	50	400	38,291

TOTALS	6,271	5,584	534,545
--------	-------	-------	---------

EXTRA FEATURES	
L N	OB/XF CODE
1	0812
2	0400
3	0443
4	0446
5	0446
6	0811

LAND DESCRIPTION	
L N	USE CODE
1	001901



1868 S 14TH ST, FERNANDINA BEACH

BLD DATE	01/13/2022	KK	LGL DATE	
XF DATE	01/13/2022	KK	LAND DATE	01/13/2022
INC DATE			AG DATE	

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	0812	CONCRETE C	0	0	0	14,182.00	SF	4.00	4.00	100	1990	1990	3	62	35,171	
2	0400	CONC CURB	0	0	0	36.00	LF	15.00	15.00	100	1990	1990	3	70	378	
3	0443	STK FNC 6'	0	0	0	215.00	LF	10.00	10.00	100	1990	1990	3	20	430	
4	0446	BOX FNC 6'	0	0	0	13.00	LF	20.00	20.00	100	1990	1990	3	20	52	
5	0446	BOX FNC 6'	0	0	0	177.00	LF	20.00	20.00	100	1996	1996	3	20	708	
6	0811	CONCRETE B	0	0	0	811.00	SF	5.20	5.20	100	1996	1996	3	73	3,079	

LAND DESCRIPTION	
L N	USE CODE
1	001901

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	2
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	534,545
TOTAL MARKET OB/XF VALUE	39,818
TOTAL LAND VALUE - MARKET	426,000
TOTAL MARKET VALUE	1,000,363
SOH/AGL Deduction	344,630
ASSESSED VALUE	655,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	655,733
TOTAL JUST VALUE	1,000,363
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	836,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150882	REMODEL	2,000	04/23/2015
20150830	REMODEL	500	04/17/2015
20141383	REPAIR/RRF	11,000	06/26/2014
20101028	H/AC	5,400	06/22/2010
9678-B	ADDITION	56,000	03/15/1996
5742B	NEW CONSTR	250,000	01/05/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2171/1671	11/20/2017	QC	U	I	11	100
GRANTOR: O'BRIEN JAMES M & TIN						
GRANTEE: O'BRIEN REAL ESTATE						
0567/0311	4/07/1989	WD	Q	V		83,800
GRANTOR: BRANDON & LANE						
GRANTEE: O'BRIEN JAMES M						

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
FST=[YR=1993] W50 S16 BAS=[YR=1993] S11 W3 S19 E3 S16	
AOF=[YR=1993] E20 S10 W20 N10 S \$24 E16 CAN=[YR=1993] S10 E18	
N10 W18 \$ E34 N25 FST=[YR=1993] N7 W12 S7 E12 \$ N45 W20	
FST=[YR=1993] W20 S8 E20 N8 \$ S8 W20 N8 W10 \$ E50 N16 \$	
BAS=[YR=1996] N17 BAS=[YR=2010] N12 W14 CAN=[YR=1997] W8 S12	
E4 N8 U4 R4 \$ D4 L4 S8 E18 \$ W22 N12 W28 S29 E50 \$.	