LOT 2 (EX N'LY 20 FT)
FIRST COAST ESTATES PB 5/205

FIRST COAST COMMUNITY BANK
C/O TAX APPEAL COUNSELORS LLC, PO BOX 20502
SARASOTA, FL 34276

2023

00-00-31-127A-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

S 14TH ST, FERNANDINA BEACH

BLD DATE	04/22/2021	KK	LGL DATE	04/22/2021 KK
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	83,788
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	683,788
SOH/AGL Deduction	311,407
ASSESSED VALUE	372,381
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	372,381
TOTAL JUST VALUE	683,788
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	636,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151230	FIRE SPRNK	14,100	05/29/2015
20151006	FPU TENANT IMROVE	60,000	05/08/2015
20121722	REPACE WATER HEAT	600	08/21/2012
20100778	ELEC OTHER	1,557	05/11/2010
20100516	H/AC	7,500	03/30/2010
20070855	OTHER	500	05/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0931/1550	5/09/2000	WD	Q	V		1,102,000
GRANTOR: PALMER GARY R & MARY						
GRANTEE: FIRST COAST COMMUNI						
0829/0425	4/08/1998	WD	U	V	09	451,300
GRANTOR: BRANDON DR RICHARD L						
GRANTEE: PALMER GARY R & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0424	CL FNC 6'	0	0	0	0	559.00	LF	20.00	20.00	100	2002	2002	3	61	6,820	
2	0920	CWALL-WD/M	0	0	0	0	285.00	LF	390.00	390.00	100	2002	2002	3	21	23,342	
3	0400	CONC CURB	0	0	0	0	1,052.00	LF	15.00	15.00	100	2002	2002	3	87	13,729	
4	0402	CONC BUMPE	0	0	0	0	20.00	UT	25.00	25.00	100	2002	2002	3	87	435	
11	0803	ASPHALT C	0	0	0	0	17,974.00	SF	2.00	2.00	100	2002	2002	3	52	18,693	
12	0812	CONCRETE C	0	0	0	0	824.00	SF	4.00	4.00	100	2002	2002	3	83	2,736	
19	0972	ST LGHT UN	0	0	0	0	6.00	UT	3,289.00	3,289.00	100	2002	2002	3	61	12,038	
20	0975	ST LT/ARM	0	0	0	0	8.00	UT	500.00	500.00	100	2002	2002	3	61	2,440	
28	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2002	2002	3	61	366	
29	0810	CONCRETE A	0	0	12	8	96.00	SF	6.50	6.50	100	2002	2002	3	83	518	

TOTAL OB/XF 81,117

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	001001	C	V CM/XFOBT	0		C-1	0.00	0.00	60,000.00	SF		1.00	1.00	1.00	10.00	10.00	600,000							

REVIEW DATE 04/22/2021 BY KK Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS

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TOTAL JUST VALUE	683,788
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	636,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070842	TEMP POLE	3,000	05/15/2007
20070766	REMODEL	35,000	05/02/2007
20060218	H/AC	15,000	01/26/2006
20052937	REMODEL	5,000	10/31/2005
020295	SIGNS	6,000	02/21/2002
012151	FIRE SPRNK	45,000	10/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: PALMER GARY R & MARY						
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BUILDING NOTES

BUILDING DIMENSIONS

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
30	0810	CONCRETE A	0	0	33	15	495.00	SF	6.50	6.50	100	2002	2002	3	83	2,671	

TOTAL OB/XF 2,671

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

REVIEW DATE 04/22/2021 BY KK Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS