LOT 9 (EX S-1 S-2 & S-3)
F/N/A S-2 OF LOTS 27 & 28
PT OR 2499/293 AS TO PARCEL D

1890 S 14TH STREET LLC
763 CASIANO DR APT B
SANTA BARBARA, CA 93105

2023

00-00-31-127A-0009-0000

NASSAU COUNTY PROPERTY

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

1890 S 14TH ST, FERNANDINA BEACH

BLD DATE	01/07/2021	KK	LGL DATE	01/07/2021 KK
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	101
SOH/AGL Deduction	0
ASSESSED VALUE	101
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101
TOTAL JUST VALUE	101
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190012	DEMOLITION -FOUNT	5,500	04/18/2019
20070732	ELEC OTHER	13,980	04/27/2007
20070468	H/AC	14,750	03/20/2007
20070225	OTHER	3,000	02/07/2007
20070045	H/AC	20,000	01/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2499/0293	9/22/2021	WD	Q	I	05	1,705,000
GRANTOR: KRISTIANN PROPERTIES						
GRANTEE: 1890 S 14TH STREET						
1742/1952	12/31/2010	WD	U	I	30	100
GRANTOR: KRISTIANN INC						
GRANTEE: KRISTIANN PROPERTIE						

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
2	0400	CONC CURB	0	0	0	0	2,937.00	LF	15.00	15.00	100	1988	1988	3	66	29,076	
3	0803	ASPHALT C	0	0	0	0	41,489.00	SF	2.00	2.00	100	1988	1988	3	50	41,489	
5	0825	BRICK	0	0	0	0	3,880.00	SF	12.50	12.50	100	1988	1988	3	85	41,225	
6	0855	CONC PAVER	0	0	0	0	598.00	SF	10.00	10.00	100	2020	2020	3	99	5,920	
7	0811	CONCRETE B	0	0	34	23	782.00	SF	5.20	5.20	100	2020	2020	3	99	4,026	

LAND DESCRIPTION

TOTAL OB/XF 121,736

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	0003	C-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 01/07/2021 BY KK Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/02/2023 BY SYS