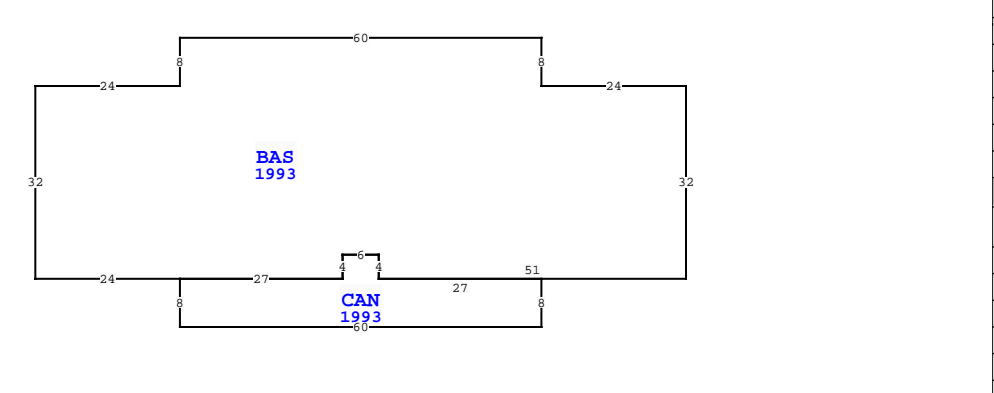


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	11 CLAY TILE 10
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	8 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	8 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	OFFICE 1&2	- 0%	- 0										



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			802,409
SOH/AGL Deduction			7,266
ASSESSED VALUE			795,143
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			795,143
TOTAL JUST VALUE			802,409
NCON VALUE			0
INCOME VALUE			802,409
PREVIOUS YEAR MKT VALUE			722,857

Quality		03 Quality Level 03		
DOR CODE		1800MULTI STORY OFFICE		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC		2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,912	100	3,912	326,938
CAN	504	30	151	12,620
FUS	2,880	100	2,880	240,690
TOTALS	7,296		6,943	580,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2499/0293	9/22/2021	WD Q	Q	I	05	1,705,000
GRANTOR: KRISTIANN INC						
GRANTEE: 1890 S 14TH STREET						
0747/0633	12/28/1995	WD U	I		09	600,000
GRANTOR: FEDERAL TRUST PROPERT						
GRANTEE: KRISTIANN INC						

EXTRA FEATURES		1890 S 14TH ST, FERNANDINA BEACH														
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
2	0097	AWNING CN	0	0	0	32.00	SF	65.00	65.00	100	2008	2008	3	56	1,165	
3	0649	LIGHTS-GD	0	0	0	2.00	SF	225.00	225.00	100	2000	2000	3	20	90	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993]	W24 N8 W60 S8 W24 S32 E24 CAN=[YR=1993] S8 E60 N8 W27 N4 W6 S4 W27 S E27 N4 E6 S4 E51 N32 S PTR= N20 FUS=[YR=1993] N48 W60 S48 E60 S S20 \$.

LAND DESCRIPTION		TOTAL OB/XF 1,255																						
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	001800	C	MULTISTORY	0	0003		0.00	0.00	1.00	UT		1.00	1.00	1.00	295,000.00	295,000.00	295,000							