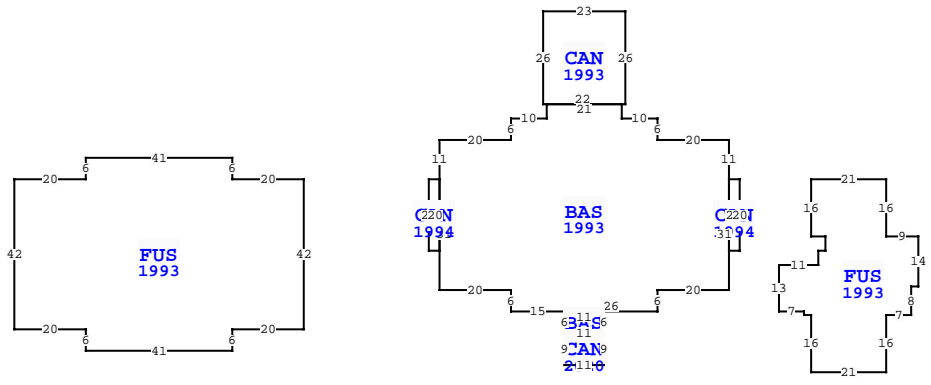


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	13 LVT/LAMNT 40
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	11 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	36 100
Stories	3. 3. 100
Units	0 100
Occupancy	00 OWNER OCC 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	
1	OFFICE 1&2	- 0%	- 0										
Heated Area: 9349 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	DIRECT_CAP		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			615,928
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			769,910
SOH/AGL Deduction			0
ASSESSED VALUE			769,910
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			769,910
TOTAL JUST VALUE			769,910
NCON VALUE			0
INCOME VALUE			769,910
PREVIOUS YEAR MKT VALUE			769,900

Quality		03 Quality Level 03		
DOR CODE		2300 FINANCIAL BLDG		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC 2004.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,978	100	3,978	351,275
BAS	66	100	66	5,828
CAN	598	30	179	15,806
CAN	60	30	18	1,589
CAN	60	30	18	1,589
CAN	99	30	30	2,649
FUS	1,411	100	1,411	124,597
FUS	3,894	100	3,894	343,857
TOTALS	10,166		9,594	847,193

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
1	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	85	5,100	
2	2013	RVLT DR10"	0	0	0	0	1.00	UT	30,000.00	30,000.00	100	1988	1988	3	85	25,500	
12	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	2020	2020	3	100	1,000	
13	0811	CONCRETE B	0	0	0	0	396.00	SF	5.20	5.20	100	2020	2020	3	99	2,039	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200011	REPAIR/RRF	5,000	03/24/2020
20200007	REMODEL	180,000	03/06/2020
20190018	DEMOLITION	10,000	10/30/2019
20190011	REROOF	0	06/14/2019
20062613	ELEC OTHER	2,500	11/28/2006
20042406	REPAIR/RRF	29,000	12/22/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/1867	7/31/2019	SW	Q	I	01	625,000
GRANTOR: DUNN JFM LLC & DUNN M						
GRANTEE: THE FIRST PORT CITY						
2130/1160	6/15/2017	SW	Q	I	01	395,000
GRANTOR: CRIMSON 14TH ST HOLDI						
GRANTEE: DUNN JFM LLC & DUNN						

LAND DESCRIPTION		TOTAL OB/XF 33,639																						
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	002300	C	FINANCIAL	0	0003	C-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	408,000.00	408,000.00	408,000							

BUILDING NOTES	
BUILDING DIMENSIONS	
CAN=[YR=1994] W3 BAS=[YR=1993] N11 W20 N6 W10 N4	
CAN=[YR=1993] E1 N26 W23 S26 E22\$ W21 S4 W10 S6 W20 S11	
CAN=[YR=1994] W3 S20 E3 N20\$ S31 E20 S6 E15 BAS=[YR=2020]	
S6 CAN=[YR=2020] S9 E11 N9 W11\$ E11 N6 W11\$ E26 N6 E20 N31\$	
S20 E3 N20\$ PTR= E20 FUS=[YR=1993] E21 S16 E9 S14 W2 S8 W7	
S16 W21 N16 W2 N1 W7 N13 E11 N4 E2 N4 W4 N16\$ W20\$ PTR=W122	
FUS=[YR=1993] W20 N6 W41 S6 W20 S42 E20 S6 E41 N6 E20 N42\$	
E122\$.	