

LOT 12 F/N/A S-2 OF LOT 28
IN OR 1049/1804 EX OR 520/738
PT OF ABDN ALLEY OR 523/627

JAX NAVY CREDIT UNION
PO BOX 45085
JACKSONVILLE, FL 32232

2023

00-00-31-127A-0012-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2										
Exterior Wall	20	FACE BRICK 100	2302	04	4,426	121.3443	237.23	1,049,980	2017	2017	0	0	0	3.00	97.00	VALUATION BY STANDARD									
Roof Structur	04	WOOD TRUSS 100	3 BRNCH BANK - 0% - 0													Heated Area: 4021 HX Base Yr									
Roof Cover	03	COMP SHNGL 100														Tax Group: 2 Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 1,018,481									
Interior Floo	14	CARPET 60														TOTAL MARKET OB/XF VALUE 110,298									
Interior Floo	11	CLAY TILE 40														TOTAL LAND VALUE - MARKET 612,000									
Ceiling	01	FIN.SUSPD 100														TOTAL MARKET VALUE 1,740,779									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 487,242									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 1,253,537									
Fixtures	9	100														TOTAL EXEMPTION VALUE 0									
Frame	03	MASONRY 100														BASE TAXABLE VALUE 1,253,537									
Story Height	13	100														TOTAL JUST VALUE 1,740,779									
RMS	18	100	NCON VALUE 0																						
Stories	1.	1. 100	INCOME VALUE																						
Units	0	100	PREVIOUS YEAR MKT VALUE 1,421,145																						
Occupancy	00	NONE 100																							
Quality			04	Quality Level 04																					
DOR CODE			2300FINANCIAL 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	4,021	100	4,021	925,285																					
CAN	189	30	57	13,116																					
FCP	1,161	30	348	80,079																					
TOTALS			5,371	4,426	1,018,481																				
EXTRA FEATURES					1900 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										
22	0803	ASPHALT C	0 0	0 0	24,636.00	SF	2.00	2.00	100	2017	2017	3	82	40,403											
23	0972	ST LGHT UN	0 0	0 0	5.00	UT	2,530.00	2,530.00	100	2017	2017	3	94	11,891											
24	0975	ST LT/ARM	0 0	0 0	2.00	UT	500.00	500.00	100	2017	2017	3	94	940											
25	0400	CONC CURB	0 0	0 0	1,310.00	LF	15.00	15.00	100	2017	2017	3	98	19,257											
26	0978	SECURTY LT	0 0	0 0	1.00	UT	450.00	450.00	100	2017	2017	3	94	423											
27	0812	CONCRETE C	0 0	0 0	1,066.00	SF	4.00	4.00	100	2017	2017	3	97	4,136											
28	0850	PEBBLE WLK	0 0	0 0	42.00	SF	3.50	3.50	100	2017	2017	3	97	143											
29	0811	CONCRETE B	0 0	0 0	571.00	SF	5.20	5.20	100	2017	2017	3	97	2,880											
30	1123	CB 8"	0 0	0 0	264.00	SF	6.15	6.15	100	2017	2017	3	97	1,575											
31	0810	CONCRETE A	0 0	18 12	216.00	SF	6.50	6.50	100	2017	2017	3	97	1,362											
LAND DESCRIPTION					TOTAL OB/XF 83,010																				
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		200.00	306.00	61,200.00	SF		1.00	1.00	1.00	10.00	10.00	612,000								
REVIEW DATE 11/30/2018 BY KK Total Acres: 0.00 Total Land Value: 612,000 Market: 0 Agricultural: 0 Common: 612,000 PRINTED 08/02/2023 BY SYS																									

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