BLOCK 55 LOT 8
IN OR 2040/1563
CITY OF FDNA BEACH

NASSAU TRUST LLC
1993 LARGO RD
JACKSONVILLE, FL 32204

2023

00-00-31-1800-0055-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

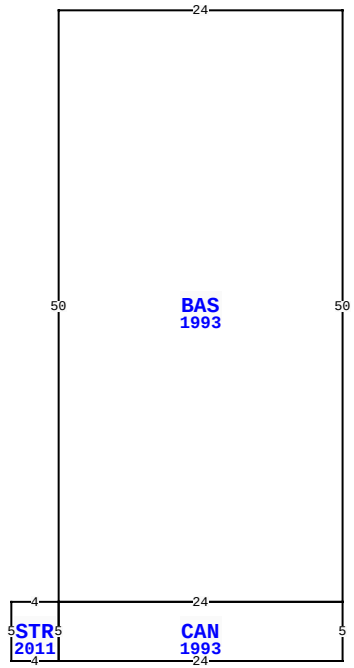
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	000		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	70,076
CAN	120	30	36	2,102
STR	20	10	2	117
TOTALS	1,340		1,238	72,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,238	73.1430	107.15	132,652	1987	1987	0	0	0	45.50	54.50

1 RETAILSTOR – 0% - 0 Heated Area: 1200 HX Base Yr



BLD DATE	07/11/2017	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

1014 BEECH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	80,555
TOTAL MARKET OB/XF VALUE	6,416
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	336,971
SOH/AGL Deduction	178,510
ASSESSED VALUE	158,461
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,461
TOTAL JUST VALUE	336,971
NCON VALUE	6,416
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170693	REMODEL	9,000	03/14/2017
20034204	REPAIR/RRF	2,000	11/26/2003
991672	REPAIR/RRF	2,000	11/24/1999
10115-B	REPAIR/RRF	3,500	10/31/1996
10059-B	REPAIR/RRF	20	09/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2040/1563	4/15/2016	WD	Q	I	01	110,000
GRANTOR: INSTITUTE FOR NATURAL						
GRANTEE: NASSAU TRUST LLC						
2014/0170	10/28/2015	QC	U	I	11	100
GRANTOR: FERNANDINA LITTLE THE						
GRANTEE: INSTITUTE FOR NATUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S50 STR=[YR=2011] W4 S5 E4 CAN=[YR=1993] E24 N5 W24 S5$ N5$ E24 N50$.

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	0803	ASPHALT C	0	0	0	0	4,759.00	SF	2.00	2.00	100	2000	2000	3	50	4,759	
2	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1997	1997	3	45	700	
3	1242	WD DECK A	0	0	0	0	164.00	SF	10.00	10.00	100	2000	2000	3	20	328	
4	0810	CONCRETE A	0	0	0	0	225.00	SF	6.50	6.50	100	1969	1969	3	21	307	
6	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2000	2000	3	85	43	
7	1242	WD DECK A	0	0	5	5	25.00	SF	10.00	10.00	100	2017	2017	3	82	205	
8	1242	WD DECK A	0	0	0	0	37.00	SF	10.00	10.00	100	2000	2000	3	20	74	

LAND DESCRIPTION

TOTAL OB/XF 6,416

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	001100	C	STORE 1FLR	0	0006	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	25.00	25.00	250,000							

REVIEW DATE 06/07/2022 BY HSA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

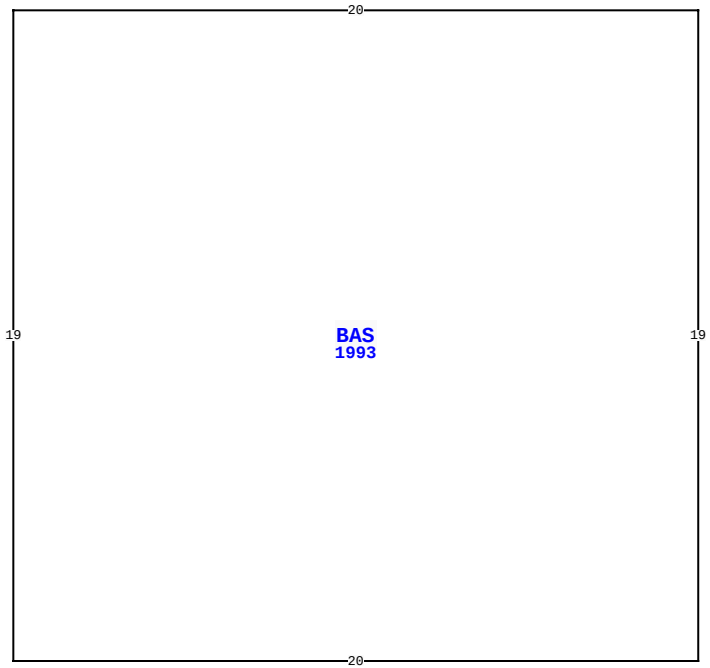
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		7 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	000	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	380	100	380	8,260
TOTALS	380		380	8,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	380	76.5450	108.69	41,302	1969	1969	0	0	0	80.00	20.00

2 OFFICE 1&2 – 0% - 0 Heated Area: 380 HX Base Yr



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GRANTOR: FERNANDINA LITTLE THE						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S19 E20 N19 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/07/2022 BY HSA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS