



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures	03	6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	1,866	132,395
CAN	35	30	10	710
FST	299	50	150	10,643
PTO	100	5	5	355
PTO	160	5	8	568
TOTALS	2,460		2,039	144,669

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	0	2,015.00	SF	2.00	2.00	100	1990
5	0402	CONC BUMPE	0	0	0	3.00	UT	25.00	25.00	100	2008
6	0810	CONCRETE A	0	0	0	134.00	SF	6.50	6.50	100	2021
7	0803	ASPHALT C	0	0	0	1,546.00	SF	2.00	2.00	100	2021
8	0810	CONCRETE A	0	0	7	35.00	SF	6.50	6.50	100	2021
9	0810	CONCRETE A	0	0	27	108.00	SF	6.50	6.50	100	2021
10	0810	CONCRETE A	0	0	16	96.00	SF	6.50	6.50	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001700	C	1STORY OFF	0	0006	C-1	105.00	100.00	10,500.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	2,039	106.3125	150.96	307,807	1954	1984	0	0	0	53.00
1 OFFICE 1&2 - 0% - 0											
Heated Area: 1866											
HX Base Yr											
1214 BEECH ST, FERNANDINA BEACH											
BLD DATE 04/18/2022 KK LGL DATE 04/18/2022 KK											
XF DATE 04/18/2022 KK LAND DATE 04/18/2022 KK											
INC DATE AG DATE											

TOTAL OB/XF											
7,293											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	144,669		
TOTAL MARKET OB/XF VALUE	7,293		
TOTAL LAND VALUE - MARKET	94,500		
TOTAL MARKET VALUE	246,462		
SOH/AGL Deduction	29,058		
ASSESSED VALUE	217,404		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	217,404		
TOTAL JUST VALUE	246,462		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	197,640		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200041	ROOF	9,500	10/19/2020
00200073	REMODEL	50,000	08/12/2020
20071617	ELEC OTHER	2,000	08/29/2007
20071605	OTHER	1,500	08/27/2007
20071511	ADDITION	20,000	08/14/2007
20071493	H/AC	6,000	08/10/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2458/0095	4/29/2021	QC	U	I	11
GRANTOR:ERICKSEN TODD S & DAN					
GRANTEE: PIRATES BOOTY LLC					
2336/0735	1/31/2020	QC	U	I	11
GRANTOR:ERICKSEN TODD S & DAN					
GRANTEE: PIRATES BOOTY LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W36 N17 FST=[YR=1993] N13 W23 S13 E23\$ W23 S42 PTO=[YR=1993] S5 E20 CAN=[YR=2020] E7 PTO=[YR=1993] E32 N5 W32 S5\$ N5 W7 S5\$ N5 W20\$ E59 N25\$.											