



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	16	100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	8900	MUNICIPAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,096	100	3,096	678,327
CAN	120	30	36	7,887
FGR	2,100	60	1,260	276,063

TOTALS	5,316		4,392	962,279
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	45	47			2,115.00	SF	4.00
2	0812	CONCRETE C	0	0	36	47			1,692.00	SF	4.00
3	0812	CONCRETE C	0	0	47	36			1,692.00	SF	4.00
4	0810	CONCRETE A	0	0	0	0			990.00	SF	6.50
5	0819	CONC 12"	0	0	6	4			24.00	SF	9.50
6	0803	ASPHALT C	0	0	0	0			3,370.00	SF	2.00
7	0803	ASPHALT C	0	0	0	0			3,392.00	SF	2.00
8	0803	ASPHALT C	0	0	0	0			9,356.00	SF	2.00
9	4950	BOLLARD	0	0	0	0			8.00	UT	100.00
10	6002	EL ROLL DR	0	0	0	0			6.00	UT	900.00

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	008900	C	MUNICIPAL	0	0006	R-2	172.00	204.00	35,088.00	SF	1.00
2	008900	C	MUNICIPAL	0	0006	R-2	86.00	51.00	4,386.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8901	04	4,392	137.6595	238.15	1,045,955	1996	1996	0	0	8.00	92.00
1 GOVT BLDG - 0% - 0											
Heated Area: 3096											
HX Base Yr											
225 S 14TH ST, FERNANDINA BEACH											
BLD DATE 10/09/2020 KK LGL DATE 10/09/2020 KK LAND DATE 10/09/2020 KK											
XF DATE 10/09/2020 KK AG DATE											
INC DATE											

225 3 14TH ST, FERNANDINA BEACH										INC DATE			AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
2,115.00	SF	4.00	4.00	100	2010	2010	3	92	7,783							
1,692.00	SF	4.00	4.00	100	1996	1996	3	73	4,941							
1,692.00	SF	4.00	4.00	100	1996	1996	3	73	4,941							
990.00	SF	6.50	6.50	100	1996	1996	3	73	4,698							
24.00	SF	9.50	9.50	100	1996	1996	3	73	166							
3,370.00	SF	2.00	2.00	100	1996	1996	3	50	3,370							
3,392.00	SF	2.00	2.00	100	1996	1996	3	50	3,392							
9,356.00	SF	2.00	2.00	100	1996	1996	3	50	9,356							
8.00	UT	100.00	100.00	100	1996	1996	3	100	800							
6.00	UT	900.00	900.00	100	1996	1996	3	20	1,080							

TOTAL OB/XF											
40,527											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	008900	C	MUNICIPAL	0	0006	R-2	172.00	204.00	35,088.00	SF	1.00
2	008900	C	MUNICIPAL	0	0006	R-2	86.00	51.00	4,386.00	SF	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 3	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,010,790	
TOTAL MARKET OB/XF VALUE		50,163	
TOTAL LAND VALUE - MARKET		297,152	
TOTAL MARKET VALUE		1,358,105	
SOH/AGL Deduction		557,534	
ASSESSED VALUE		800,571	
TOTAL EXEMPTION VALUE		04	800,571
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,358,105	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,070,491	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200045	XFOB-RETAINING WA	1,000	05/20/2020
20172310	REMODEL	8,000	07/28/2017
20171847	REMODEL	1,000	06/15/2017
20150156	H/AC	2,800	01/26/2015
20141495	GAS	200	07/09/2014
20110917	GAS	1,500	06/08/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0722/0793	1/20/1995	WD	Q	I	
GRANTOR: AMELIA ISLAND FOODS I					SALE PRICE
GRANTEE: CITY OF FDNA BEACH					
0566/0867	3/30/1989	WD	U	I	09
GRANTOR: MASHBURN IMOGENE L					260,000
GRANTEE: AMELIA ISLAND FOODS					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1997] W50 BAS=[YR=1997] N6 W43 S72 E14 CAN=[YR=1997] S8 E15 N8 W15 \$ E29 N66 \$ S42 E50 N42 \$.											

**CITY OF FERNANDINA BEACH/
204 ASH STREET
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0242-0090

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 3																	
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND															
Exterior Wall		25	MOD METAL 100							4803	06	1,464	81.1131	38.53	56,408	2007	2007		0	0	14.00	86.00	VALUATION BY														
Roof Structur		10	STEEL FRME 100							2 STOR WAREH - 0% - 0														Heated Area: 1440													
Roof Cover		12	MODULAR MT 100																					HX Base Yr													
Interior Wall		01	MINIMUM 60																					Tax Group: 2													
Interior Wall		04	PLYWOOD 40																					Tax Dist:													
Interior Floo		03	CONC FINSH 100																					BUILDING MARKET VALUE													
Ceiling		02	F.NOT SUS 100																					TOTAL MARKET OB/XF VALUE													
Air Condition		01	NONE 100																					TOTAL LAND VALUE - MARKET													
Heating Type		01	NONE 100																					TOTAL MARKET VALUE													
Plumbing		1	1 100																					SOH/AGL Deduction													
Frame		05	STEEL 100																					ASSESSED VALUE													
Story Height			10 100																					TOTAL EXEMPTION VALUE													
RMS			6 100																					BASE TAXABLE VALUE													
Stories		1.	1. 100																					TOTAL JUST VALUE													
Class		00	. 100																					NCON VALUE													
Units		00	0 100																					INCOME VALUE													
Occupancy		00	NONE 100																					PREVIOUS YEAR MKT VALUE													
Quality		03	Quality Level 03																																		
DOR CODE		8900	MUNICIPAL																																		
MAP NUM			MKT AREA							01																											
NEIGHBORHOOD/LOC		1010	00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,440	100	1,440	47,715																																	
CAN	80	30	24	796																																	
TOTALS		1,520		1,464	48,511																																
EXTRA FEATURES					225 S 14TH ST, FERNANDINA BEACH										BLD DATE		10/09/2020		KK		LGL DATE				10/09/2020		KK										
															XF DATE		10/09/2020		KK		LAND DATE																
															INC DATE						AG DATE																
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																				
11	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	1996	1996	3	80	200																					
12	0446	BOX FNC 6'	0	0	0	0	125.00	LF	20.00	20.00	100	1996	1996	3	20	500																					
13	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1996	1996	3	42	126																					
14	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	100	1996	1996	3	20	250																					
15	0810	CONCRETE A	0	0	13	8	104.00	SF	6.50	6.50	100	2007	2007	3	89	602																					
16	0649	LIGHTS-GD	0	0	0	0	1.00	SF	225.00	225.00	100	1996	1996	3	20	45																					
17	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	2007	2007	3	35	98																					
18	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	1996	1996	3	42	3,188																					
19	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	2007	2007	3	35	420																					
21	0810	CONCRETE A	0	0	58	5	290.00	SF	6.50	6.50	100	2007	2007	3	89	1,678																					
LAND DESCRIPTION					TOTAL OB/XF										7,107																						
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													

**CITY OF FERNANDINA BEACH/
204 ASH STREET
FERNANDINA BEACH, FL 32034**

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