BLOCK 266 E210 FT OF N77.25 FT
OF LOT 5
IN OR 2156/1756

1324 SOUTH 14TH ST LLC
7128 DEVONSHIRE RD
ALEXANDRIA, VA 22307

2023

00-00-31-1800-0266-0051

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		7 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

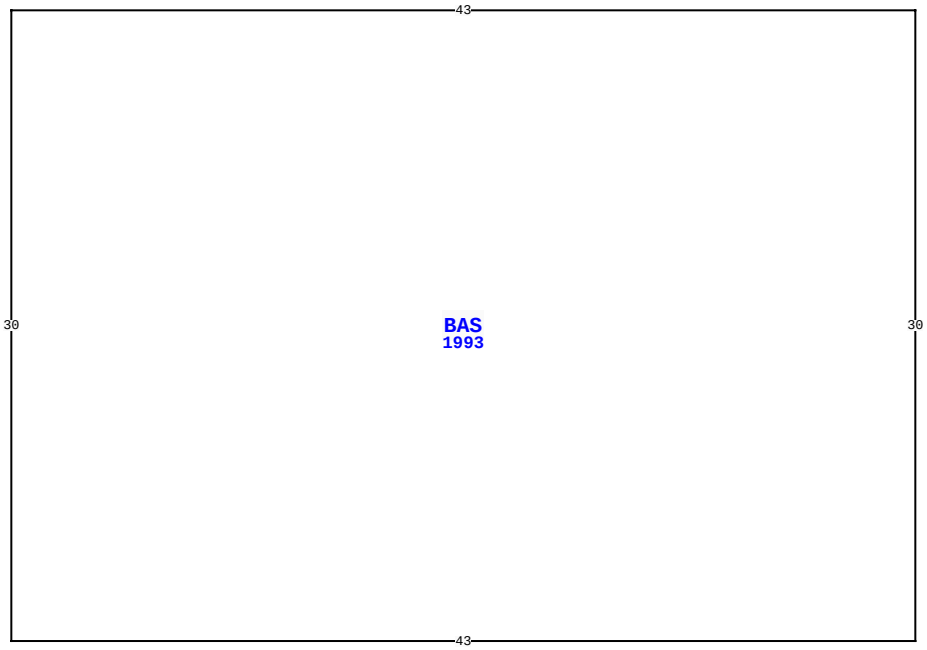
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100	1,290	40,758
TOTALS	1,290		1,290	40,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,290	90.8145	128.96	166,358	1970	1975	0	0	0	75.50	24.50

1 OFFICE 1&2 – 0% - 0 Heated Area: 1290 HX Base Yr



1324 S 14TH ST, FERNANDINA BEACH

BLD DATE	02/09/2022	KK	LGL DATE	
XF DATE	02/09/2022	KK	LAND DATE	02/09/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	158,941
TOTAL MARKET OB/XF VALUE	12,576
TOTAL LAND VALUE - MARKET	162,230
TOTAL MARKET VALUE	333,747
SOH/AGL Deduction	85,126
ASSESSED VALUE	248,621
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,621
TOTAL JUST VALUE	333,747
NCON VALUE	0
INCOME VALUE	88,833
PREVIOUS YEAR MKT VALUE	279,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633239	REMODEL	10,312	10/01/2016
B1530063	REPAIR/RRF	1,500	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2156/1756	10/05/2017	WD	U	I	30	77,600
GRANTOR: SMITH PHILLIP D SR &						
GRANTEE: 1324 SOUTH 14TH ST						
2091/0898	12/09/2016	QC	U	I	11	112,500
GRANTOR: SMITH PHILLIP D JR						
GRANTEE: SMITH PHILLIP D SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 S30 E43 N30$.

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	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1998	1998	3	48	216	
2	0850	PEBBLE WLK	0	0	0	0	93.00	SF	3.50	3.50	100	1980	1980	3	35	114	
3	0810	CONCRETE A	0	0	4	47	188.00	SF	6.50	6.50	100	1982	1982	3	41	501	
4	0810	CONCRETE A	0	0	0	0	326.00	SF	6.50	6.50	100	1982	1982	3	41	869	
5	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1985	1985	3	20	80	
6	0803	ASPHALT C	0	0	0	0	3,996.00	SF	2.00	2.00	100	1985	1985	3	50	3,996	
7	0098	AWNING MTL	0	0	11	5	55.00	SF	13.00	13.00	100	2005	2005	3	27	193	
8	0422	CL FNC 4'	0	0	0	0	123.00	LF	15.00	15.00	100	2014	2014	3	89	1,642	
9	0443	STK FNC 6'	0	0	0	0	161.00	LF	10.00	10.00	100	2014	2014	3	70	1,127	
10	1242	WD DECK A	0	0	0	0	468.00	SF	10.00	10.00	100	2017	2017	3	82	3,838	

TOTAL OB/XF 12,576

LAND DESCRIPTION

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	001700	C	1STORY OFF	0	0003	CI	77.00	210.00	16,223.03	SF		1.00	1.00	1.00	10.00	10.00	162,230							

REVIEW DATE 02/09/2022 BY KK Total Acres: 0.00 Total Land Value: 162,230 Market: 0 Agricultural: 0 Common: 162,230 PRINTED 08/02/2023 BY SYS

BLOCK 266 E210 FT OF N77.25 FT
OF LOT 5
IN OR 2156/1756

1324 SOUTH 14TH ST LLC
7128 DEVONSHIRE RD
ALEXANDRIA, VA 22307

2023

00-00-31-1800-0266-0051

BUILDING CHARACTERISTICS

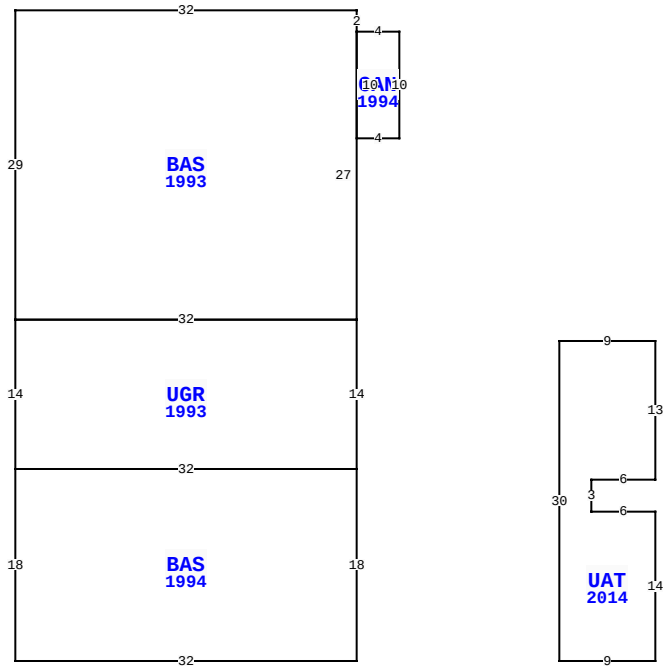
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	928	100	928	63,764
BAS	576	100	576	39,578
CAN	40	30	12	825
UAT	252	10	25	1,718
UGR	448	40	179	12,299
TOTALS	2,244		1,720	118,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,720	97.7550	138.81	238,753	1980	1985	0	0	0	50.50	49.50

2 OFFICE 1&2 – 0% - 0 Heated Area: 1529 HX Base Yr



BLD DATE	02/09/2022	KK	LGL DATE
XF DATE	02/09/2022	KK	LAND DATE 02/09/2022 KK
INC DATE			AG DATE

1324 S 14TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 2 of 2 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	158,941
TOTAL MARKET OB/XF VALUE	12,576
TOTAL LAND VALUE - MARKET	162,230
TOTAL MARKET VALUE	333,747
SOH/AGL Deduction	85,126
ASSESSED VALUE	248,621
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,621
TOTAL JUST VALUE	333,747
NCON VALUE	0
INCOME VALUE	88,833
PREVIOUS YEAR MKT VALUE	279,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2156/1756	10/05/2017	WD	U	I	30	77,600
GRANTOR: SMITH PHILLIP D SR &						
GRANTEE: 1324 SOUTH 14TH ST						
2091/0898	12/09/2016	QC	U	I	11	112,500
GRANTOR: SMITH PHILLIP D JR						
GRANTEE: SMITH PHILLIP D SR						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1994] W4 BAS=[YR=1993] N2 W32 S29 UGR=[YR=1993] S14 BAS=[YR=1994] S18 E32 N18 W32 $ E32 N14 W32 $ E32 N27 $ S10 E4 N10 $ PTR=E15 S29 UAT=[YR=2014] S30E9N14W6N3E6N13 W9 $ N29W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/09/2022 BY KK Total Acres: 0.00 Total Land Value: 162,230 Market: 0 Agricultural: 0 Common: 162,230 PRINTED 08/02/2023 BY SYS