

BLK 266 E 180FT OF LOT 6
IN OR 1190/1786
CITY OF FDNA BEACH

CEMR INC/
86229 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0266-0061



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 80
Interior Floor	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		25 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		23 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE		1720 MEDICAL OFFICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,536	100	6,536	970,999
CAN	30	30	9	1,337
FAT	506	20	101	15,005
TOTALS	7,072		6,646	987,341

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
7	0811	CONCRETE B	0	0	0	0	765.00	SF	5.20	5.20	100	2006	2006	3	88	3,501	
8	0803	ASPHALT C	0	0	0	0	12,902.00	SF	2.00	2.00	100	2006	2006	3	60	15,482	
9	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2006	2006	3	91	46	
10	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2006	2006	3	72	7,286	
11	0400	CONC CURB	0	0	0	0	296.00	LF	15.00	15.00	100	2006	2006	3	91	4,040	
12	0424	CL FNC 6'	0	0	0	0	228.00	LF	20.00	20.00	100	2006	2006	3	72	3,283	
13	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	2006	2006	3	72	1,080	

LAND DESCRIPTION			TOTAL OB/XF 34,718														
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
1	001901	C	MEDICAL OF	0	0006	C-2	180.00	172.00	30,960.00	SF		1.00	1.00	1.00	4.25	4.25	131,580

REVIEW DATE 01/13/2022 BY KK

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1721	04	6,646	103.7322	168.82	1,121,978	2006	2006	0	0	0	12.00
3 MDL OFFICE - 0% - 0											
Heated Area: 6637						HX Base Yr					
10 5 6 2007 2007 5 86 66 86 76 66 86 23 22 22 23 22 23 BAS 2006 FAT 2006											

BLD DATE	01/13/2022	KK	LGL DATE	
YE DATE	01/13/2022	KK	LAND DATE	01/13/2022

BLD DATE	01/13/2022	KK	LGL DATE	
XF DATE	01/13/2022	KK	LAND DATE	01/13/2022
INC DATE			AG DATE	

1463 NECTARINE ST, FERNANDINA BEACH												GRANTOR: ENNIS JAMES E & KATIE			
												GRANTEE: CEMR INC			
												0215/0168 1/01/1976 WD Q V 6,000			
												GRANTOR:			
												GRANTEE:			

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	RSN CD
1190/1786	11/25/2003	WD Q I	
		235,000	

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2006] W86S10CAN=[YR=2007] W5S6E5N6 \$S66E86N76\$ PTR=E15 FAT=[YR=2006] S22E23N22W23\$ W15\$.			

BUILDING DIMENSIONS											

BUILDING DIMENSIONS											