BLOCK 267 N1/2 OF LOT 3
PT OR 2455/1778
CITY OF FDNA BEACH

ISLAND PARK PROPERTIES LLC
PO BOX 489
YULEE, FL 32041

2023

00-00-31-1800-0267-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

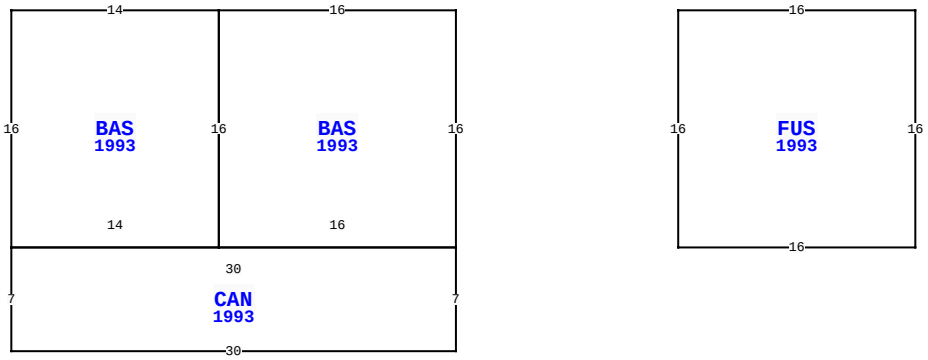
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 70
Interior Floo	08	SHT VINYL 30
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	224	100	224	10,784
BAS	256	100	256	12,325
CAN	210	30	63	3,033
FUS	256	100	256	12,325
TOTALS	946		799	38,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	799	82.6875	117.42	93,819	1982	1982	0	0	0	59.00	41.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 736 HX Base Yr



1440 S 14TH ST, FERNANDINA BEACH

BLD DATE	01/16/2019	KK	LGL DATE		
XF DATE	01/16/2019	KK	LAND DATE	01/16/2019	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	100
TOTAL MARKET OB/XF VALUE	573
TOTAL LAND VALUE - MARKET	189,630
TOTAL MARKET VALUE	190,303
SOH/AGL Deduction	63,956
ASSESSED VALUE	126,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,347
TOTAL JUST VALUE	190,303
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017867	CHNGE SRVC	1,500	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2455/1778	4/23/2021	SW	Q	I	05	691,000
GRANTOR: PAPPY'S LLP						
GRANTEE: ISLAND PARK PROPERT						
0972/1666	2/28/2001	PR	U	I	09	400,000
GRANTOR: LEE LINTON ESTATE						
GRANTEE: PAPPY'S LLP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 BAS=[YR=1993] W14 S16 CAN=[YR=1993] S7 E30 N7 W30$ E14 N16 $ S16 E16 N16 $ PTR= E15 FUS=[YR=1993] E16 S16 W16 N16 $ W15 $.

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	0443	STK FNC 6'	0	0	0	0	57.00	LF	10.00	10.00	100	2004	2004	3	24	137	
2	1241	WD DECK G	0	0	16	4	64.00	UT	11.50	11.50	100	2000	2000	3	29	213	
3	0443	STK FNC 6'	0	0	0	0	72.00	LF	10.00	10.00	100	2006	2006	3	31	223	

LAND DESCRIPTION

TOTAL OB/XF 573

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	001200	C	STORE COMB	0	0003	CI	86.00	210.00	18,060.00	SF		1.00	1.00	1.00	10.50	10.50	189,630							

REVIEW DATE 01/16/2019 BY KK Total Acres: 0.00 Total Land Value: 189,630 Market: 0 Agricultural: 0 Common: 189,630 PRINTED 08/02/2023 BY SYS