

BLOCK 267 S 1/2 OF LOT 3
PT OR 1886/546
CITY OF FDNA BEACH

DENNARD WILLIAM IRVIN
PO BOX 431
FERNANDINA BEACH, FL 32035

2023

00-00-31-1800-0267-0032



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8													
Exterior Wall	25	MOD METAL 100	4807	06	4,597	104.2106	49.50	227,552	2020	2020	0	0	7.00	93.00	VALUATION BY STANDARD													
Roof Structur	10	STEEL FRME 100	2 PREFAB MTL - 0% - 0												Heated Area: 3375													
Roof Cover	12	MODULAR MT 100	HX Base Yr												Tax Group: 8 Tax Dist:													
Interior Wall	01	MINIMUM 100													BUILDING MARKET VALUE 211,623													
Interior Floo	03	CONC FINSH 100													TOTAL MARKET OB/XF VALUE 27,413													
Ceiling	04	NONE 100													TOTAL LAND VALUE - MARKET 189,632													
Air Condition	01	NONE 100													TOTAL MARKET VALUE 428,668													
Heating Type	01	NONE 100													SOH/AGL Deduction 33,875													
Plumbing	7	100													ASSESSED VALUE 394,793													
Frame	05	STEEL 100													TOTAL EXEMPTION VALUE 0													
Story Height	16	100													BASE TAXABLE VALUE 394,793													
RMS	2	100													TOTAL JUST VALUE 428,668													
Stories	1.	1. 100													NCON VALUE 0													
Class	00	. 100	INCOME VALUE																									
Units	0	100	PREVIOUS YEAR MKT VALUE 358,903																									
Occupancy	00	OWNER OCC 100																										
Quality	04	Quality Level 04																										
DOR CODE	1200	STORE/OFFICE/RESID																										
MAP NUM		MKT AREA	02																									
NEIGHBORHOOD/LOC	2002.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
AOF	1,125	185	2,081	95,799																								
BAS	2,250	100	2,250	103,579																								
FSP	444	60	266	12,245																								
TOTALS	3,819		4,597	211,623																								
EXTRA FEATURES					1500 S 14TH ST, FERNANDINA BEACH																							
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													
3	0424	CL FNC 6'	0 0	0 0	226.00	LF	20.00	20.00	100	1990	1990	3	28	1,266														
4	0812	CONCRETE C	0 0	0 0	2,807.00	SF	4.00	4.00	100	2020	2020	3	99	11,116														
5	0441	STK FNC 4'	0 0	0 0	12.00	LF	6.50	6.50	100	2020	2020	3	93	73														
6	0443	STK FNC 6'	0 0	0 0	324.00	LF	10.00	10.00	100	2020	2020	3	93	3,013														
7	6001	ROLLUP DR	0 0	10 10	1.00	UT	400.00	400.00	100	2020	2020	3	93	372														
8	6001	ROLLUP DR	0 0	14 14	1.00	UT	800.00	800.00	100	2020	2020	3	93	744														
9	0966	FIRE SPRNK	0 0	0 0	3,375.00	SF	3.00	3.00	100	2020	2020	3	99	10,024														
11	0443	STK FNC 6'	0 0	0 0	83.00	LF	10.00	10.00	100	2021	2021	3	97	805														
TOTAL OB/XF 27,413																												
LAND DESCRIPTION																												
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				
1	001200	C	STORE COMB	0	0003	CI	86.00	210.00	18,060.16	SF		1.00	1.00	1.00	10.50	10.50	189,632											
REVIEW DATE 05/12/2021 BY KK Total Acres: 0.00 Total Land Value: 189,632 Market: 0 Agricultural: 0 Common: 189,632 PRINTED 08/02/2023 BY SYS																												