PT GOVT LOT 2 OF SEC 14-3N-28E
IN OR 1806/1297

ISLAND CREEK OUTPOST INC
P O BOX 15661
FERNANDINA BEACH, FL 32035-0061

2023

14-3N-28-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1700 N 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	16,988
TOTAL LAND VALUE - MARKET	50
TOTAL MARKET VALUE	17,038
SOH/AGL Deduction	7,201
ASSESSED VALUE	9,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,837
TOTAL JUST VALUE	17,038
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121705	PERM.POWER POLE	600	08/17/2012
20110506	XFOB	400	04/07/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1806/1297	8/10/2012	WD	U	I	11	100
GRANTOR: ARCHAEOLOGY IN MOTION						
GRANTEE: ISLAND CREEK OUTPOS						
1764/1165	11/09/2011	WD	U	I	30	100
GRANTOR: JENSEN SCOTT R						
GRANTEE: ARCHAEOLOGY IN MOTI						

BUILDING NOTES

BUILDING DIMENSIONS

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	0302	FLT DOCK C	0	0	20	8	160.00	SF	50.00	50.00	100	2011	2011	3	55	4,400	
2	0302	FLT DOCK C	0	0	10	4	40.00	SF	50.00	50.00	100	2011	2011	3	55	1,100	
3	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2011	2011	3	55	1,100	
4	0310	AL GANG WY	0	0	0	0	32.00	LF	115.00	115.00	100	2011	2011	3	55	2,024	
5	1241	WD DECK G	0	0	10	10	100.00	UT	23.00	23.00	100	2011	2011	3	68	1,564	
6	0525	GAZEBO	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2011	2011	3	68	6,800	

LAND DESCRIPTION

TOTAL OB/XF 16,988

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	009615	C	SLOUGH-MAS	0	0001	0	0.00	0.00	2.00	AC		1.00	1.00	1.00	25.00	25.00	50							

REVIEW DATE 01/01/2018 BY MH Total Acres: 2.00 Total Land Value: 50 Market: 0 Agricultural: 0 Common: 50 PRINTED 08/02/2023 BY SYS