PARCELS 9-1 & 9-3 IN
SEC 14-3N-28E
IN OR 1641/826

OCEAN OUTBOARD MARINE INC
1619 NORTH 14TH ST
FERNANDINA BEACH, FL 32034

2023

14-3N-28-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

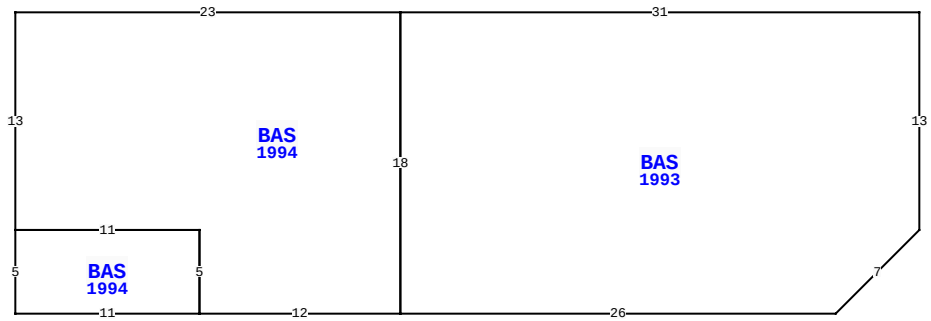
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	2000	TRANSIT TERMINALS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	546	100	546	44,569
BAS	55	100	55	4,489
BAS	359	100	359	29,305
TOTALS	960		960	78,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	960	92.7187	131.66	126,394	1982	1990	0	0	0	38.00	62.00

2 OFFICE 1&2 – 0% - 0 Heated Area: 960 HX Base Yr



1619 N 14TH ST, FERNANDINA BEACH

BLD DATE	10/09/2020	KK	LGL DATE		
XF DATE	10/09/2020	KK	LAND DATE	10/09/2020	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	353,758
TOTAL MARKET OB/XF VALUE	32,589
TOTAL LAND VALUE - MARKET	96,000
TOTAL MARKET VALUE	482,347
SOH/AGL Deduction	85,931
ASSESSED VALUE	396,416
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	396,416
TOTAL JUST VALUE	482,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	401,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220099	REROOF	0	09/08/2022
20180101	NEW CONSTR	227,040	12/30/2019
20070974	REMODEL	2,000	06/04/2007
10334-B	REMODEL	10,000	02/25/1997
5704	XFOB	5,508	11/29/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1641/0826	9/24/2009	WD	U	I	11	100
GRANTOR: OLIVER ERIC						
GRANTEE: OCEAN OUTBOARD MARI						
1241/1130	6/29/2004	WD	Q	I		500,000
GRANTOR: HERMANSON GEORGE A						
GRANTEE: OLIVER ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 BAS=[YR=1994] W23 S13 BAS=[YR=1994] S5 E11 N5 W11 $ E11 S5 E12 N18 $ S18 E26 R5 U5 N13$.

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	0858	SCULP CONC	0	0	0	0	436.00	SF	13.00	13.00	100	1997	1997	3	93	5,271	
2	0317	DCK PLNG W	0	0	0	0	6.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	1,200	
3	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2004	2004	3	24	552	
4	0315	UTILTY POD	0	0	0	0	2.00	UT	600.00	600.00	100	2001	2001	3	20	240	
5	0304	DOCK MD WD	0	0	60	5	258.00	SF	28.00	28.00	100	1980	1980	3	20	1,445	
6	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1980	1980	3	20	90	
7	0302	FLT DOCK C	0	0	10	7	70.00	SF	50.00	50.00	100	2001	2001	3	20	700	
8	0302	FLT DOCK C	0	0	120	8	840.00	SF	50.00	50.00	100	2001	2001	3	20	8,400	
9	0978	SECURTY LT	0	0	0	0	1.00	UT	112.50	112.50	100	2001	2001	3	58	65	
10	0300	BOAT DCK W	0	0	10	12	120.00	SF	40.00	40.00	100	2009	2009	3	60	2,880	

TOTAL OB/XF 20,843

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	002001	C	TRANS TERM	0		IW	0.00	0.00	0.96	AC		1.00	1.00	1.00	100,000.00	100,000.00	96,000							

REVIEW DATE 12/15/2022 BY HS Total Acres: 0.96 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/02/2023 BY SYS

PARCELS 9-1 & 9-3 IN
SEC 14-3N-28E
IN OR 1641/826

OCEAN OUTBOARD MARINE INC
1619 NORTH 14TH ST
FERNANDINA BEACH, FL 32034

2023

14-3N-28-0000-0009-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		19 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

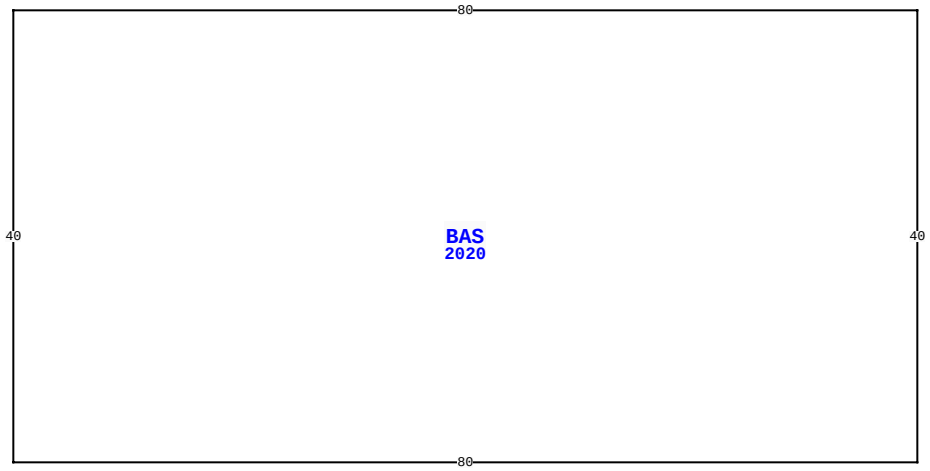
DOR CODE 2000 TRANSIT TERMINALS
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100	3,200	275,394
TOTALS	3,200		3,200	275,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	3,200	98.5098	86.93	278,176	2020	2020	0	0	0	1.00	99.00

3 SERV SHOP – 0% - 0 Heated Area: 3200 HX Base Yr



1619 N 14TH ST, FERNANDINA BEACH

BLD DATE	10/09/2020	KK	LGL DATE	
XF DATE	10/09/2020	KK	LAND DATE	10/09/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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PREVIOUS YEAR MKT VALUE	401,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: OLIVER ERIC						
GRANTEE: OCEAN OUTBOARD MARI						
1241/1130	6/29/2004	WD	Q	I		500,000
GRANTOR: HERMANSON GEORGE A						
GRANTEE: OLIVER ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W80 S40 E80 N40$.

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
11	0350	CARPORT WD	0	0	10	12	120.00	SF	8.58	8.58	100	2009	2009	3	45	463	
12	0803	ASPHALT C	0	0	0	0	2,809.00	SF	2.00	2.00	100	2001	2001	3	50	2,809	
13	0810	CONCRETE A	0	0	0	0	828.00	SF	6.50	6.50	100	1997	1997	3	75	4,037	
17	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	100	2020	2020	3	93	2,232	
18	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	2020	2020	3	98	2,205	

LAND DESCRIPTION

TOTAL OB/XF 11,746

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 12/15/2022 BY HS Total Acres: 0.96 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/02/2023 BY SYS