

IN OR 2282/205
EX R/W OR 747/748
EX 35-2 & 35-3

ISLAND GROVE LEASEHOLD LLC
96435 PINE GROVE RD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0035-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	13 LVT/LAMNT 40
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	13 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	18 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality 05 Quality Level 05

DOR CODE 1720 MEDICAL OFFICE

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	63	100	63	14,327
BAS	3,390	100	3,390	770,920
CAN	803	30	241	54,806
DCK	100	10	10	2,274
DCK	100	10	10	2,274
FST	844	50	422	95,967
STR	27	10	3	682
STR	35	10	4	910

TOTALS 5,362 4,143 942,160

EXTRA FEATURES

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
1	0803	ASPHALT C	0	0	0	0	7,686.00	SF	2.00	2.00	100	2021	2021	3	90	13,835	
2	0400	CONC CURB	0	0	0	0	342.00	LF	15.00	15.00	100	2021	2021	3	100	5,130	
3	0812	CONCRETE C	0	0	0	0	1,792.00	SF	4.00	4.00	100	2021	2021	3	100	7,168	
4	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2021	2021	3	100	50	
5	0810	CONCRETE A	0	0	52	1	52.00	SF	6.50	6.50	100	2021	2021	3	100	338	
6	0810	CONCRETE A	0	0	0	0	130.00	SF	6.50	6.50	100	2021	2021	3	100	845	
7	0972	ST LGHT UN	0	0	0	0	7.00	UT	1,897.50	1,897.50	100	2021	2021	3	99	13,150	
8	0819	CONC 12"	0	0	0	0	21.00	SF	9.50	9.50	100	2021	2021	3	100	200	
9	0648	LIGHTS-AV	0	0	0	0	4.00	UT	140.00	140.00	100	2021	2021	3	97	543	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001910	C	MEDICAL OF	0	0004	CG	0.00	0.00	39,434.00	SF		1.00	1.00	1.00	10.00	10.00	394,340							

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1721	04	4,143	139.7298	227.41	942,160	2021	2021	0	0	0.00	100.00

1 MDL OFFICE - 0% - 0

Heated Area: 3453

HX Base Yr

The floor plan diagram shows a large rectangular building layout with several smaller rectangular areas attached. The main building is labeled 'BAS 2021'. There are two smaller rectangular areas at the top labeled 'DCK 2021'. A small rectangular area on the left is labeled 'BAS 2021'. A small rectangular area on the right is labeled 'STP 2021'. A small rectangular area at the bottom right is labeled 'CAN 2021'. A small rectangular area at the bottom center is labeled 'S/R 2021'. A small rectangular area at the top right is labeled 'FST 2021'. Dimensions are provided for various segments of the building perimeter and internal divisions. The total area is 4,143 square feet.

96425 PINE GROVE RD, FERNANDINA BEACH

EXTRA FEATURES

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1	0803	ASPHALT C	0	0	0	0	7,686.00	SF	2.00	2.00	100	2021	2021	3	90	13,835	
2	0400	CONC CURB	0	0	0	0	342.00	LF	15.00	15.00	100	2021	2021	3	100	5,130	
3	0812	CONCRETE C	0	0	0	0	1,792.00	SF	4.00	4.00	100	2021	2021	3	100	7,168	
4	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2021	2021	3	100	50	
5	0810	CONCRETE A	0	0	52	1	52.00	SF	6.50	6.50	100	2021	2021	3	100	338	
6	0810	CONCRETE A	0	0	0	0	130.00	SF	6.50	6.50	100	2021	2021	3	100	845	
7	0972	ST LGHT UN	0	0	0	0	7.00	UT	1,897.50	1,897.50	100	2021	2021	3	99	13,150	
8	0819	CONC 12"	0	0	0	0	21.00	SF	9.50	9.50	100	2021	2021	3	100	200	
9	0648	LIGHTS-AV	0	0	0	0	4.00	UT	140.00	140.00	100	2021	2021	3	97	543	

TOTAL OB/XF 41,259

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001910	C	MEDICAL OF	0	0004	CG	0.00	0.00	39,434.00	SF		1.00	1.00	1.00	10.00	10.00	394,340							

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		942,160
TOTAL MARKET OB/XF VALUE		41,259
TOTAL LAND VALUE - MARKET		394,340
TOTAL MARKET VALUE		1,377,759
SOH/AGL Deduction		394,176
ASSESSED VALUE		983,583
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		983,583
TOTAL JUST VALUE		1,377,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		894,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001860	OTHER-SITE WORK	100,000	03/11/2020
19005036	NEW CONSTR	750,000	07/09/2019

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20001860	OTHER-SITE WORK	100,000	03/11/2020
19005036	NEW CONSTR	750,000	07/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2282/0205	5/17/2019	WD U	V	30		139,400

GRANTOR: LOVETT LEAH K DMD PA

GRANTEE: ISLAND GROVE LEASEH

1880/0239 9/11/2013 WD Q V 02 215,000

GRANTOR: CBC NATIONAL BANK

GRANTEE: LOVETT LEAH K DMD P

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2021] W4 N1 W4 S1 W4 S8 BAS=[YR=2021] W52
DCK=[YR=2021] N8 W4 N1 W4 S1 W4 S8 E12\$ W12 S21
BAS=[YR=2021] S9 E7 N9 W7\$ E7 S9 W7 S17 CAN=[YR=2021] S9
E33 STR=[YR=2021] S3 E9 N3 W9\$ E43 N11 STR=[YR=2021] E5 N7
W5 S7\$ N13 W9 S15 W21 S1 W16 N1 W30\$ E30 S1 E16 N1 E21 N15 E9
N32 W12\$ E12 N8\$ PTR= E15 FST=[YR=2021] E22 N5 E12 S5 E22
S14 W56 N14\$ W15\$.