

VAL-U-VISION OF NASSAU COUNTY INC
86122 MORICHES DR
FERNANDINA BEACH, FL 32034

49-2N-25-4120-0014-0010

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

1904COMMON BRK 100
WOOD TRUSS 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

14CARPET 80

Interior Floo

08SHT VINYL 20

Ceiling

01FIN.SUSPD 100

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Fixtures

6100

Frame

02WOOD FRAME 100

Common Wall

28100

Story Height

9100

RMS

7100

Stories Units

1.1.100

Occupancy

00OWNER OCC 100

Quality

03Quality Level 03

DOR CODE

1720MEDICAL OFFICE

MAP NUM

MKT AREA07

NEIGHBORHOOD/LOC

1290.100

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,462

100

1,462

141,859

CAN

48

30

14

1,359

STP

39

10

4

388

TOTALS

1,549

1,480

143,605

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

1721041,48093.1581151.61224,383199119910036.0064.00

1MDL OFFICE - 0% - 0Heated Area: 1462HX Base Yr

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE143,605

TOTAL MARKET OB/XF VALUE6,862

TOTAL LAND VALUE - MARKET38,992

TOTAL MARKET VALUE189,459

SOH/AGL Deduction57,928

ASSESSED VALUE131,531

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE131,531

TOTAL JUST VALUE189,459

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE150,578

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

1736/00014/27/2011QC U I 11100

GRANTOR: RAUCHWARGER ALAN I &

GRANTEE: VAL-U-VISION OF NAS

1195/125412/16/2003TD Q I 150,000

GRANTOR: RAUCHWARGER ALAN & DI

GRANTEE: VAL-U-VISION OF NAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S43 E22 CAN=[YR=1994] S4 STP=[YR=2004] S2 E7 S3 E5 N5 W12\$ E12 N4 W12\$ E12 N43\$.

EXTRA FEATURES

542069 US HWY 1, CALLAHAN

BLD DATE02/07/2020KKA

XF DATE02/07/2020KKA

LGL DATE02/07/2020KKA

INC DATE

LAND DATEAG DATE

LAND DESCRIPTION

TOTAL OB/XF6,862

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT D TDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001901CMEDICAL OF00004RS-137.00130.004,874.00SF1.001.002.004.008.0038,992

REVIEW DATE02/07/2020BY KKA

Total Acres: 0.00Total Land Value: 38,992Market: 0Agricultural: 0Common: 38,992PRINTED 08/02/2023 BY SYS