UNIT D & D-1
FOURTEENTH STREET PROFESSIONAL PLAZA

OGBURN MINNIE/CARVALHO BRANDY
86037 SPRING MEADOW AVE
YULEE, FL 32097

2024

00-00-30-0255-000D-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03
DOR CODE	0417	CONDO OFFICE

MAP NUM | MKT AREA 02

NEIGHBORHOOD/LOC 2002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,068		2,068	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0255000		2,068				1985	1985	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

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

1411 S 14TH ST D-D1, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	244,376
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	244,376
SOH/AGL Deduction	0
ASSESSED VALUE	244,376
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,376
TOTAL JUST VALUE	244,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0086	REMODEL	1,200	05/18/1993
8793	REMODEL	22,275	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/1050	4/02/2024	WD	Q	I	01	295,000
GRANTOR: MCGRATH COMMERCIAL PR						
GRANTEE: OGBURN MINNIE						
1197/0213	12/22/2003	QC	U	I	19	148,800
GRANTOR: MCGRATH E WILLIAM JR						
GRANTEE: MCGRATH COMMERCIAL						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/27/2023 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS