

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Floor		1 100								0255000		385				1985	1985	100	100	0		STANDARD									
Location	CORNER	CORNER 100								1 CONDO - 0% - 0										HX Base Yr											
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	385		385																												
EXTRA FEATURES		1411 S 14TH ST O, FERNANDINA BEACH																													
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															
																	BLD DATE		LGL DATE												
																	XF DATE		LAND DATE												
																	INC DATE		AG DATE												
LAND DESCRIPTION																	TOTAL OB/XF														
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							
																							0								
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									

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	35,385
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	35,385
SOH/AGL Deduction	0
ASSESSED VALUE	35,385
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,385
TOTAL JUST VALUE	35,385
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1970	7/12/2022	WD	U	I	11	100
GRANTOR: 8 FLAGS INSURANCE AGE						
GRANTEE: 1411 HOLDINGS LLC						
2423/0955	10/28/2020	WD	U	I	11	100
GRANTOR: PONYX PROPERTIES LLC						
GRANTEE: 8 FLAGS INSURANCE A						

BUILDING NOTES

BUILDING DIMENSIONS