

LOTS 7 & 8 & 1/4 INT TRACT B
IN OR 897/840
MAGNOLIA POINT PB 5/344

FIRST FEDERAL BANK OF FLORDIA/
ATTN: DAVID BREWER EVP CFO, PO BOX 2029
LAKE CITY, FL 32056-2029

2024

00-00-30-037M-0007-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 60
Interior Floo	14 CARPET 40
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	11 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	21 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	03 Quality Level 03
DOR CODE	2300FINANCIAL BLDG

MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,179	100	6,179	885,718
CAN	80	30	24	3,440
CAN	144	30	43	6,164
CAN	1,404	30	421	60,347
SFB	136	80	109	15,624
SFB	209	80	167	23,939

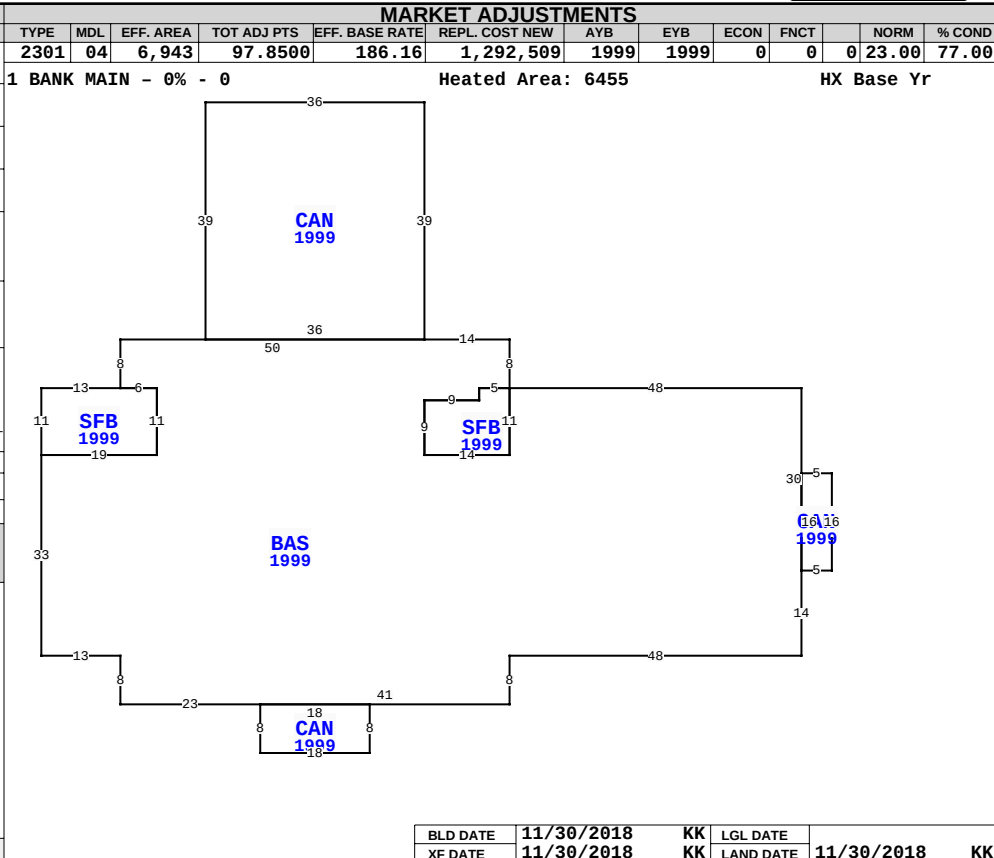
TOTALS	8,152		6,943	995,232
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	2015	RVLTD R16"	0	0	0	0	1.00	UT	53,500.00	53,500.00	100	1999	1999	3	93	49,755	
2	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1999	1999	3	93	5,580	
3	2025	PNMTC UNIT	0	0	0	0	3.00	UT	14,500.00	14,500.00	100	1999	1999	3	93	40,455	
4	0400	CONC CURB	0	0	0	0	482.00	LF	15.00	15.00	100	1999	1999	3	83	6,001	
5	0812	CONCRETE C	0	0	0	0	1,337.00	SF	4.00	4.00	100	1999	1999	3	77	4,118	
6	0803	ASPHALT C	0	0	0	0	23,682.00	SF	2.00	2.00	100	1999	1999	3	50	23,682	
7	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	1999	1999	3	48	6,072	
8	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	1999	1999	3	48	720	
9	0402	CONC BUMPE	0	0	0	0	16.00	UT	25.00	25.00	100	1999	1999	3	83	332	
10	4950	BOLLARD	0	0	0	0	12.00	UT	100.00	100.00	100	1999	1999	3	100	1,200	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002300	C	FINANCIAL	0	0003	CI	0.00	0.00	55,851.00	SF		1.00	1.00	1.00	10.00	10.00	558,510							



1891 S 14TH ST, FERNANDINA BEACH	BLD DATE 11/30/2018	KK	LGL DATE	
	XF DATE 11/30/2018	KK	LAND DATE	11/30/2018
	INC DATE		AG DATE	

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	2015	RVLTD R16"	0	0	0	0	1.00	UT	53,500.00	53,500.00	100	1999	1999	3	93	49,755	
2	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1999	1999	3	93	5,580	
3	2025	PNMTC UNIT	0	0	0	0	3.00	UT	14,500.00	14,500.00	100	1999	1999	3	93	40,455	
4	0400	CONC CURB	0	0	0	0	482.00	LF	15.00	15.00	100	1999	1999	3	83	6,001	
5	0812	CONCRETE C	0	0	0	0	1,337.00	SF	4.00	4.00	100	1999	1999	3	77	4,118	
6	0803	ASPHALT C	0	0	0	0	23,682.00	SF	2.00	2.00	100	1999	1999	3	50	23,682	
7	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	1999	1999	3	48	6,072	
8	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	1999	1999	3	48	720	
9	0402	CONC BUMPE	0	0	0	0	16.00	UT	25.00	25.00	100	1999	1999	3	83	332	
10	4950	BOLLARD	0	0	0	0	12.00	UT	100.00	100.00	100	1999	1999	3	100	1,200	

TOTAL OB/XF	137,915
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002300	C	FINANCIAL	0	0003	CI	0.00	0.00	55,851.00	SF		1.00	1.00	1.00	10.00	10.00	558,510							

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		995,232
TOTAL MARKET OB/XF VALUE		140,824
TOTAL LAND VALUE - MARKET		558,510
TOTAL MARKET VALUE		1,694,566
SOH/AGL Deduction		320,747
ASSESSED VALUE		1,373,819
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,373,819
TOTAL JUST VALUE		1,694,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,727,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010374	REPAIR/RRF	28,000	11/21/2017
E1326309	ELEC OTHER	0	06/01/2013
20130778	GAS	300	04/02/2013
B9905882	NEW CONSTR	934,347	03/01/1999
M993638	H/AC	22,650	03/01/1999

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
0897/0840	8/27/1999	WD U	V 19
GRANTOR: FIRST CAPITAL BANK HO			
GRANTEE: FIRST NATIONAL BANK			
0843/1190	8/04/1998	WD U	V 09
GRANTOR: BOSCO ENTERPRISES			
GRANTEE: FIRST CAPITAL BANK			

OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD	SALE PRICE
0897/0840	8/27/1999	WD U	V 19	265,000
GRANTOR: FIRST CAPITAL BANK HO				
GRANTEE: FIRST NATIONAL BANK				
0843/1190	8/04/1998	WD U	V 09	265,000
GRANTOR: BOSCO ENTERPRISES				
GRANTEE: FIRST CAPITAL BANK				

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W48 SFB=[YR=1999] W5 S2 W9 S9 E14 N11 \$ S11 W14 N9 E9 N2 E5 N8 W14 CAN=[YR=1999] N39 W36 S39 E36 \$ W50 S8 SFB=[YR=1999] W13 S11 E19 N11 W6 \$ E6 S11 W19 S33 E13 S8 E23 CAN=[YR=1999] S8 E18 N8 W18 \$ E41 N8 E48 N14 CAN=[YR=1999] E5 N16 W5 S16 \$ N30 \$.

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										
																			VALUATION BY		STANDARD								
																			Tax Group: 8		Tax Dist:								
																			BUILDING MARKET VALUE		995,232								
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DOR CODE		2300		FINANCIAL BLDG																									
MAP NUM					MKT AREA			02																					
NEIGHBORHOOD/LOC		2004.00																											
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