

PT LOTS 4, 5 & PT OF ABND R/W
IN OR 1790/1059 (EX PT IN
OR 1756/99 & EX CNSVTN ESMT'S

JEROME PROPERTIES 1699 LLC/
C/O KIMBERLY D SMITH, 121 BARBELLA CIR
ST AUGUSTINE, FL 32095

2024

00-00-30-0800-0004-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	17	CB STUCCO	100
Roof Structur	13	P-STRESS C	100
Roof Cover	04	BUILT-UP	90
Roof Cover	08	CLAY TILE	10
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	50
Interior Floo	14	CARPET	50
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures		109	100
Frame	03	MASONRY	100
Story Height		13	100
RMS		109	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE		1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	101,351
BAS	1,200	100	1,200	101,351
BAS	1,200	100	1,200	101,351
BAS	1,200	100	1,200	101,351
BAS	2,400	100	2,400	202,701
BAS	2,400	100	2,400	202,701
BAS	2,400	100	2,400	202,701
BAS	2,400	100	2,400	202,701
BAS	4,190	100	4,190	353,883
BAS	5,200	100	5,200	439,186
TOTALS	36,049		31,955	2,698,884

** This building has 14 Sub-Areas

1699 S 14TH ST, FERNANDINA BEACH

BLD DATE	06/14/2022	KK
XF DATE	06/14/2022	KK
INC DATE		

LGL DATE	06/14/2022	KK
LAND 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	0966	FIRE SPRNK	0	0	0	0	30,200.00	SF	3.00	3.00	100	2002	2002	3	82	74,292	
2	0400	CONC CURB	0	0	0	0	2,230.00	LF	15.00	15.00	100	2002	2002	3	86	28,767	
3	0402	CONC BUMPE	0	0	0	0	130.00	UT	25.00	25.00	100	2003	2003	3	87	2,828	
4	0424	CL FNC 6'	0	0	0	0	118.00	LF	23.00	23.00	100	2003	2003	3	61	1,656	
5	0646	LWN SPRK H	0	0	0	0	40.00	UT	2.00	2.00	100	2003	2003	3	32	26	
6	0803	ASPHALT C	0	0	0	0	66,265.00	SF	2.00	2.00	100	2002	2002	3	50	66,265	
7	0801	ASPHALT A	0	0	13	38	494.00	SF	3.00	3.00	100	2002	2002	3	50	741	
8	0812	CONCRETE C	0	0	0	0	4,035.00	SF	4.00	4.00	100	2002	2002	3	82	13,235	
9	0811	CONCRETE B	0	0	20	41	820.00	SF	5.20	5.20	100	2002	2002	3	82	3,496	
10	0812	CONCRETE C	0	0	0	0	3,358.00	SF	4.00	4.00	100	2002	2002	3	82	11,014	

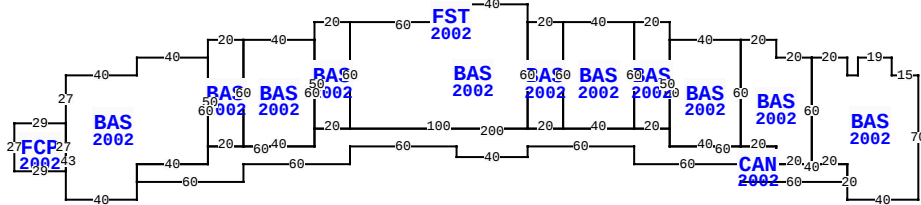
LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	001600	C	SH CTR COM	0	000
2	009640	C	HDWD	0	

REVIEW DATE 12/15/2022 BY HS Total Acres: 1.70 Total Land Value: 558,467 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1602	04	31,955	100.3884	106.91	3,416,309	2002	2002	0	0	21.00	79.00

1 NBHD SHOP - 0% - 0 Heated Area: 30190 HX Base Yr



NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 2	2
VALUATION BY	DIRECT_CAP		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,589,484		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	2,147,951		
SOH/AGL Deduction	0		
ASSESSED VALUE	2,147,951		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	2,147,951		
TOTAL JUST VALUE	2,147,951		
NCON VALUE	0		
INCOME VALUE	2,147,951		
PREVIOUS YEAR MKT VALUE	2,147,951		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220294	REMODEL	200,000	08/30/2022
20210211	REMODEL-SUITE 7	26,000	12/09/2021
20200090	REMODEL-SUITE 16	7,333	10/16/2020
20200023	REMODEL-SUITE 21	58,000	03/20/2020
20190105	REMODEL-ALLSTATE	30,413	12/03/2019
20190008	REMODEL-ST VINCEN	716,000	03/14/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1790/1059	4/27/2012	CT U	I	18	100

GRANTOR: CLERK OF COURT
GRANTEE: JEROME PROPERTIES 1
1366/1743 11/08/2005 MS U I 02 100
GRANTOR: AMELIA CROSSING LLC
GRANTEE: AMELIA CROSSING LLC

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=2002] W15 N10 W19 S10 W6 N10 W20 BAS=[YR=2002] W20 N10 W20 BAS=[YR=2002] W40 BAS=[YR=2002] N10 W20 BAS=[YR=2002] W40 BAS=[YR=2002] W20 BAS=[YR=2002] N10 W40 S4 FST=[YR=2002] W6 S6 E6 N6\$ S6 W60 BAS=[YR=2002] W20 S10 BAS=[YR=2002] W40 BAS=[YR=2002] W20 S10 BAS=[YR=2002] W40 S10 W40 S27 FCP=[YR=2002] W29 S27 E29 N27\$ S43 E40 N10 CAN=[YR=2002] E60 N10 E60 N10 E60 S6 E40 N6 E60 S10 E60 S10 E60 N10 W40 N10 W60 N10 W200 S10 W60 S10 W40 S10\$ N10 E40 N60\$ S50 E20 N60\$ S60 E40 N60\$ S50 E20 N60\$ S60 E100 N60\$ S60 E20 N60\$ S60 E40 N60\$ S60 E20 S10 E20 N60\$ S60 E20 S20 E40 N70\$.	

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										2			
ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																			
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