PT OF LOT 4 IN OR 2167/363
SUB OF SEC 30-3N-28E PBK 1/5

FRIENDS OF SP LLC/VIJUK PROPERTIES LLC ET AL
1545 S 14TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0004-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

S 14TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	269
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	369
SOH/AGL Deduction	0
ASSESSED VALUE	369
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369
TOTAL JUST VALUE	369
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/0834	6/30/2022	QC	U	V	11	100
GRANTOR: GLORY DWELLERS LLC						
GRANTEE: FRIENDS OF SP LLC						
2546/1628	3/14/2022	SW	U	V	11	100
GRANTOR: 1541 SOUTH LLC						
GRANTEE: GLORY DWELLERS LLC,						

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
1	0803	ASPHALT C	0	0	0	0	20,948.00	SF	0.02	0.02	100	2000	2000	3	50	209	
2	0402	CONC BUMPE	0	0	0	0	14.00	UT	2.50	2.50	100	2000	2000	3	84	29	
3	0402	CONC BUMPE	0	0	0	0	14.00	UT	2.50	2.50	100	2004	2004	3	88	31	

LAND DESCRIPTION

TOTAL OB/XF 269

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
1	001001	C	V CM/XFOBT	0		C-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/06/2024 BY SYS