N1/2 OF LOT 37 E OF SO 14TH ST
& EX S-10 OF LOT 37
PT OR 1749/584

KEYSTONE PLAZA LLC
PO BOX 16987
FERNANDINA BEACH, FL 32035

2024

00-00-30-0800-0037-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	02
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

1927 ISLAND WALK WAY, FERNANDINA BEACH

BLD DATE			LGL DATE	
XF DATE	09/09/2021	KK	LAND DATE	09/09/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,069
TOTAL LAND VALUE - MARKET	241,640
TOTAL MARKET VALUE	252,709
SOH/AGL Deduction	17,350
ASSESSED VALUE	235,359
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,359
TOTAL JUST VALUE	252,709
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1749/0584	7/22/2011	WD	Q	I	01	1,100,000
GRANTOR: ALL-SERVICE REALTY IN						
GRANTEE: KEYSTONE PLAZA LLC						
1231/1422	5/19/2004	WD	Q	V		225,000
GRANTOR: SPICER W THOMAS						
GRANTEE: ALL-SERIVCE REALTY						

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	0940	SHEDS/PORT	0	0	24	14	336.00	SF	30.00	30.00	100	2021	2021	3	93	9,374	
2	0443	STK FNC 6'	0	0	0	0	229.00	LF	10.00	10.00	100	2016	2016	3	74	1,695	

LAND DESCRIPTION

TOTAL OB/XF 11,069

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	001000	C	COMMERCIAL	0	0006	CI	185.00	189.00	34,520.00	SF		1.00	1.00	1.00	7.00	7.00	241,640							

REVIEW DATE 09/09/2021 BY KK Total Acres: 0.00 Total Land Value: 241,640 Market: 0 Agricultural: 0 Common: 241,640 PRINTED 08/06/2024 BY SYS