



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	53	100
Frame	03	MASONRY 100
Story Height	9	100
RMS	38	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1700 OFFICE BUILDINGS	
MAP NUM	MKT AREA 01	
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,971	100	1,971	80,517
BAS	6,069	100	6,069	247,925
BAS	3,894	100	3,894	159,074
CAN	216	30	65	2,655
CAN	222	30	67	2,737
CAN	228	30	68	2,778
CAN	108	30	32	1,307
CAN	126	30	38	1,552
TOTALS	12,834		12,204	498,546

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	878.00	SF	5.20	5.20	
2	0856	POROUS CC	0	0	0	0	18,712.00	SF	2.50	2.50	
3	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	
4	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	
5	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	
6	1242	WD DECK A	0	0	0	0	104.00	SF	10.00	10.00	
7	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	
8	0810	CONCRETE A	0	0	0	0	81.00	SF	6.50	6.50	
9	0978	SECURTY LT	0	0	0	0	3.00	UT	225.00	225.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001700	C	1STORY OFF	0	0003	C-1	0.00	0.00	56,105.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	% COND
1701	04	12,204	96.0616	136.17	1,661,819	1988	1988	0	0	30	45.50
1 OFFICE 1&2 - 0% - 0											
Heated Area: 11934 HX Base Yr											
BLD DATE 10/15/2021 KK LGL DATE 10/15/2021 KK											
XF DATE 10/15/2021 KK LAND DATE 10/15/2021 KK											
INC DATE AG DATE											

1886 S 14TH ST, FERNANDINA BEACH											
TOTAL OB/XF 32,160											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		498,546	
TOTAL MARKET OB/XF VALUE		32,160	
TOTAL LAND VALUE - MARKET		392,735	
TOTAL MARKET VALUE		923,441	
SOH/AGL Deduction		17,633	
ASSESSED VALUE		905,808	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		905,808	
TOTAL JUST VALUE		923,441	
NCON VALUE		0	
INCOME VALUE		20,026,060	
PREVIOUS YEAR MKT VALUE		925,728	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210139	EXTERIOR REMODEL	85,000	02/16/2021
20200046	BUILD OUT UNIT 5	325,000	09/21/2020
20200002	DEMO - INTERIOR	10,000	03/05/2020
20160430	INSTALL ELEC WIRI	800	02/17/2016
20151170	SIGN	500	05/22/2015
20141032	H/AC	4,500	05/19/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2321/0802	11/22/2019	WD U	I	37	
GRANTOR: AMELIA PROFESSIONAL P					
GRANTEE: FES FERNANDINA LLC					
0537/0798	2/25/1988	WD Q	V		
GRANTOR: BRANDON & STUBBS					
GRANTEE: AMELIA PROFESSIONAL					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W37 BAS=[YR=2021] W78 BAS=[YR=1993] W119 S51 E7 CAN=[YR=1993] S6 E38 N6 W38\$ E46 CAN=[YR=2021] S6 E18 N6 W18\$ E26 CAN=[YR=1993] S6 E36 N6 W36\$ E40 N51\$ S51 E12 CAN=[YR=2021] S6 E21 N6 W21\$ E37 CAN=[YR=1993] S6 E37 N6 W37\$ E17 N7 E12 N44\$ S44 W12 S7 E49 N51\$.											