

PT OF LOT 9
PT OR 2499/293 AS TO PARCEL A
ESMT PT OR 747/672

1890 S 14TH STREET LLC
763 CASIANO DR APT B
SANTA BARBARA, CA 93105

2024

00-00-31-127A-0009-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		8 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1800	MULTI STORY OFFICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,912	100	3,912	316,248
CAN	504	30	151	12,297
FUS	2,880	100	2,880	232,820
TOTALS	7,296		6,943	561,275

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0097	AWNING CN	0	0	0	62.00	SF	65.00	65.00	100	1988
2	0649	LIGHTS-GD	0	0	0	2.00	SF	225.00	225.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001800	C	MULTISTORY	0	0003	C-1	0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM
1701	04	6,943	82.6500	117.16	813,442	1988	2000	0	0	10	21.00
1 OFFICE 1&2 - 0% - 0 Heated Area: 6792 HX Base Yr											
1890 S 14TH ST, FERNANDINA BEACH											
BLD DATE 01/07/2021 XF DATE 01/07/2021 INC DATE LGL DATE LAND DATE AG DATE 01/07/2021											

TOTAL OB/XF											
1,702											

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1,702											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 2											
VALUATION SUMMARY											
VALUATION BY DIRECT_CAP											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 802,409											
TOTAL MARKET OB/XF VALUE 0											
TOTAL LAND VALUE - MARKET 0											
TOTAL MARKET VALUE 802,409											
SOH/AGL Deduction 0											
ASSESSED VALUE 802,409											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 802,409											
TOTAL JUST VALUE 802,409											
NCON VALUE 0											
INCOME VALUE 802,409											
PREVIOUS YEAR MKT VALUE 802,409											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140577	REPAIR/RRF	15,000	03/26/2014
20091708	REPAIR/RRF	2,600	12/17/2009
6580	ADDITION	23,000	06/06/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2499/0293	9/22/2021	WD	Q	I	05	1,705,000	
GRANTOR:KRISTIANN INC							
GRANTEE:1890 S 14TH STREET							
0747/0633	12/28/1995	WD	U	I	09	600,000	
GRANTOR:FEDERAL TRUST PROPERTY							
GRANTEE:KRISTIANN INC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W24 N8 W60 S8 W24 S32 E24 CAN=[YR=1993] S8 E60 N8 W27 N4 W6 S4 W27 \$ E27 N4 E6 S4 E51 N32 \$ PTR= E15 FUS=[YR=1993] E60 S48 W60 N48 \$ W15 \$.											