LOT 12 F/N/A S-2 OF LOT 28
IN OR 1049/1804 EX OR 520/738
PT OF ABDN ALLEY OR 523/627

JAX NAVY CREDIT UNION
PO BOX 45085
JACKSONVILLE, FL 32232

2024

00-00-31-127A-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		18 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

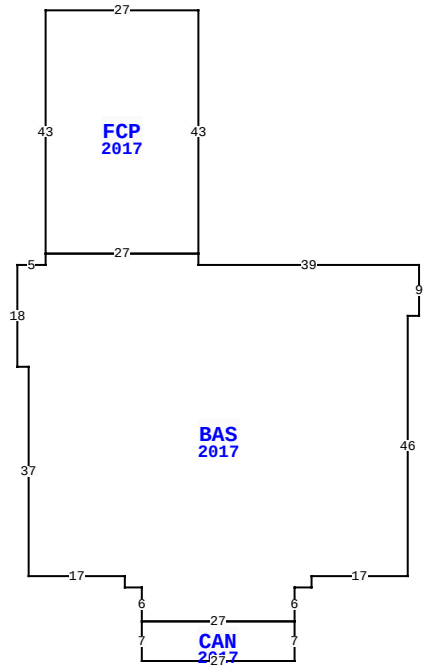
DOR CODE 2300 FINANCIAL BLDG
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,021	100	4,021	914,637
CAN	189	30	57	12,966
FCP	1,161	30	348	79,158
TOTALS	5,371		4,426	1,006,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2302	04	4,426	121.3443	234.50	1,037,897	2017	2017	0	0	0	3.00	97.00

3 BRNCH BANK – 0% - 0 Heated Area: 4021 HX Base Yr



1900 S 14TH ST, FERNANDINA BEACH

BLD DATE	11/30/2018	KK	LGL DATE		
XF DATE	11/30/2018	KK	LAND DATE	11/30/2018	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,006,760
TOTAL MARKET OB/XF VALUE	108,863
TOTAL LAND VALUE - MARKET	612,000
TOTAL MARKET VALUE	1,727,623
SOH/AGL Deduction	348,732
ASSESSED VALUE	1,378,891
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,378,891
TOTAL JUST VALUE	1,727,623
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,330,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170357	FIRE SPRNK	19,391	02/08/2017
20163370	ROOF	18,500	12/08/2016
20162450	NEW CONSTR	602,750	09/09/2016
20162222	DEMOLITION	7,000	08/15/2016
20141060	H/AC	3,290	05/21/2014
20141061	H/AC	4,989	05/21/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1049/1804	4/16/2002	WD	Q	I		1,000,000
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: JAX NAVY CREDIT UNI						
0520/0736	6/19/1987	WD	Q	V		120,000
GRANTOR: BRANDON & STUBBS						
GRANTEE: TOWNSEND JAMES M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W39 N2 FCP=[YR=2017] N43 W27 S43 E27$ W27 S2 W5 S18 E2 S37 E17 S2 E3 S6 CAN=[YR=2017] S7 E27 N7 W27$ E27 N6 E3 N2 E17 N46 E2 N9$.

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	24,636.00	SF	2.00	2.00	100	2017	2017	3	80	39,418	
2	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2017	2017	3	92	11,638	
3	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2017	2017	3	92	920	
4	0400	CONC CURB	0	0	0	0	1,310.00	LF	15.00	15.00	100	2017	2017	3	98	19,257	
5	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2017	2017	3	92	414	
6	0812	CONCRETE C	0	0	0	0	1,066.00	SF	4.00	4.00	100	2017	2017	3	97	4,136	
7	0850	PEBBLE WLK	0	0	0	0	42.00	SF	3.50	3.50	100	2017	2017	3	97	143	
8	0811	CONCRETE B	0	0	0	0	571.00	SF	5.20	5.20	100	2017	2017	3	97	2,880	
9	1123	CB 8"	0	0	0	0	264.00	SF	6.15	6.15	100	2017	2017	3	97	1,575	
10	0810	CONCRETE A	0	0	18	12	216.00	SF	6.50	6.50	100	2017	2017	3	97	1,362	

TOTAL OB/XF 81,743

LAND DESCRIPTION

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	002300	C	FINANCIAL	0	0003	C-1	200.00	306.00	61,200.00	SF		1.00	1.00	1.00	10.00	10.00	612,000							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 612,000 Market: 0 Agricultural: 0 Common: 612,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

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DOR CODE	2300	FINANCIAL BLDG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

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TOTALS				

MARKET ADJUSTMENTS

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

BLD DATE	11/30/2018	KK	LGL DATE
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ASSESSED VALUE	1,378,891
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,378,891
TOTAL JUST VALUE	1,727,623
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,330,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091032	H/AC	10,000	08/05/2009
20062536	H/AC	0	11/13/2006
20033126	DEMOLITION	5,000	05/21/2003
20033102	ADDITION	56,000	05/15/2003
20022242	SIGN	2,000	12/23/2002
20022243	SIGN	3,000	12/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1049/1804	4/16/2002	WD	Q	I		1,000,000
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: JAX NAVY CREDIT UNI						
0520/0736	6/19/1987	WD	Q	V		120,000
GRANTOR: BRANDON & STUBBS						
GRANTEE: TOWNSEND JAMES M						

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
11	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	92	552	
12	4950	BOLLARD	0	0	0	0	17.00	UT	100.00	100.00	100	2017	2017	3	100	1,700	
13	0810	CONCRETE A	0	0	39	2	78.00	SF	6.50	6.50	100	2017	2017	3	97	492	
14	0524	PUMP ISLND	0	0	0	0	259.00	SF	4.50	4.50	100	2017	2017	3	99	1,154	
15	0856	POROUS CC	0	0	0	0	1,860.00	SF	2.50	2.50	100	2017	2017	3	97	4,511	
16	0811	CONCRETE B	0	0	0	0	718.00	SF	5.20	5.20	100	2017	2017	3	97	3,622	
17	0422	CL FNC 4'	0	0	0	0	306.00	LF	15.00	15.00	100	2003	2003	3	61	2,800	
18	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2003	2003	3	61	366	
19	1128	BRICK 12"	0	0	0	0	16.00	SF	14.00	14.00	100	2017	2017	3	99	222	
20	0966	FIRE SPRNK	0	0	0	0	4,021.00	SF	3.00	3.00	100	2017	2017	3	97	11,701	

TOTAL OB/XF 27,120

LAND DESCRIPTION

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

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 612,000 Market: 0 Agricultural: 0 Common: 612,000 PRINTED 08/06/2024 BY SYS