

BLOCK 40 N1/2 OF LOT 7 &
E55 FT OF LOT 8
CITY OR FDNA BEACH

MBCR PROPERTIES II LLC/
1350 OAKLANDING LANE
ORANGE PARK, FL 32003

2024

00-00-31-1800-0040-0071



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 60
Interior Wall	06 CUST PANEL 40
Interior Floo	12 HARDWOOD 100
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	4 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	9 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	0P OWNER/PART 100

Quality	04	Quality Level 04	
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,262	100	1,262	194,995
DCK	141	10	14	2,163
FAT	204	20	41	6,335
FOP	411	30	123	19,005
FUS	583	100	583	90,081
STR	32	10	3	464
STR	40	10	4	618
STR	40	10	4	618
STR	112	10	11	1,700
UEP	114	60	68	10,507
TOTALS	2,939		2,113	326,485

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	603.00	SF	6.50
2	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00
3	0855	CONC PAVER	0	0	14	8	112.00	SF	10.00
4	0646	LWN SPRK H	0	0	0	0	13.00	UT	2.00
5	1123	CB 8"	0	0	0	0	276.00	SF	6.15

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0003	C-3	0.00	0.00	10,500.00

REVIEW DATE 07/20/2020 BY KK

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HS	% COND
1701	04	2,113	121.7948	172.64	364,788	1907	1990	0	0	-30	40.50
1 OFFICE 1&2 - 0% - 0 Heated Area: 1886 HX Base Yr											
BLD DATE	07/20/2020					KK	LGL DATE				
XF DATE	07/20/2020					KK	LAND DATE	07/20/2020			
INC DATE							AG DATE				

714 BEECH ST, FERNANDINA BEACH

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1995	1995	3	70	2,744	
100	1907	1907	3	20	800	
100	1960	1960	3	20	224	
100	1996	1996	3	20	5	
100	1910	1910	3	20	339	

TOTAL OB/XF											
4,112											
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL
SF		1.00	1.00	1.00	40.00	40.00	420,000				

Total Acres: 0.00 Total Land Value: 420,000 Market: 0 Agricultural: 0 Common: 420,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			326,485
TOTAL MARKET OB/XF VALUE			4,112
TOTAL LAND VALUE - MARKET			420,000
TOTAL MARKET VALUE			750,597
SOH/AGL Deduction			127,047
ASSESSED VALUE			623,550
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			623,550
TOTAL JUST VALUE			750,597
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			760,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080315	REPAIR/RRF	1,000	02/29/2008
8531	REPAIR/RRF	900	08/30/1994
8525	REMODEL	58,900	08/26/1994
8342	REPAIR/RRF	6,000	05/25/1994
8306	DEMOLITION	1,000	05/05/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2728/391	7/26/2024	WD	Q	I	01
GRANTOR: MOCK PHILLIP & BETTY					SALE PRICE
GRANTEE: MBCR PROPERTIES II					670,000
2420/0774	12/24/2020	WD	Q	I	01
GRANTOR: ISLANDER SAILING INC					550,000
GRANTEE: MOCK PHILLIP & BETT					

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=1993] W3N14W1UEP=[YR=1993] N6W19S6 E19\$W20S14W8 L3 D3 S5FOP=[YR=1993] W1 STR=[YR=1993] U4 L4 L4 D4 D4 R4 R4 U4 \$ D4 L4 S19 D4 R4 E6STR=[YR=1993] S5E8N5W8\$E14 D3 R3 E10 R3 U3 N3 W16N5W16N16 L3 U3 \$ D3 R3 S16E16 S5E16DCK=[YR=2007] S3 D3 L3 E7N34W4 S28\$N32\$ PTR=E20 FUS=[YR=1993] S19E4 STR=[YR=1993] E10N4W10S4\$N4E10S4W8S6 E3N3E9S12E9N12E3N12W4N8 STR=[YR=2007] N1E8N19W4S15W8S5E4\$W4 S4FAT=[YR=1993] W4N20W10S14E4S6E3S4 E7N4\$S4W7N4W3N6W12\$ W20\$.