BLOCK 239 E'LY 200 FT OF
LOTS 6 & 7
CITY OF FDNA BEACH

LAKE WORTH ENTERPRISES LLC/
1201 OAKFIELD DR STE 209
BRANDON, FL 33511

2024

00-00-31-1800-0239-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

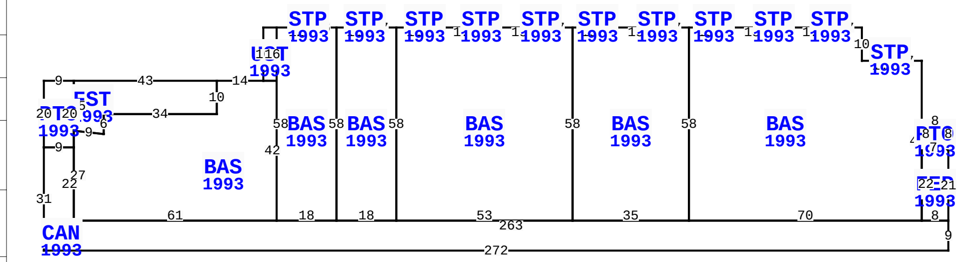
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	03	CONC FINSH 50
Interior Floo	07	CORK/VTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		44 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		28 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03
Occupancy	00	NONE 100
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	1,044	98,507
BAS	1,044	100	1,044	98,507
BAS	2,030	100	2,030	191,542
BAS	2,083	100	2,083	196,543
BAS	3,074	100	3,074	290,049
BAS	3,880	100	3,880	366,100
CAN	2,646	30	794	74,918
FEP	176	80	141	13,304
FST	480	50	240	22,645
PTO	64	5	3	283
TOTALS	17,040		14,390	1,357,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	14,390	103.3778	110.10	1,584,339	1986	2010	0	0	0	14.30	85.70

1 NBHD SHOP – 0% - 2024   Heated Area: 13296   HX Base Yr



** This building has 23 Sub-Areas

913 S 14TH ST, FERNANDINA BEACH

BLD DATE	12/28/2021	KK	LGL DATE	
XF DATE	12/28/2021	KK	LAND DATE	12/28/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,976,920
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,976,920
SOH/AGL Deduction	0
ASSESSED VALUE	1,976,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,976,920
TOTAL JUST VALUE	1,976,920
NCON VALUE	0
INCOME VALUE	1,976,920
PREVIOUS YEAR MKT VALUE	1,495,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
02332021	XFOB	0	11/08/2021
20210079	ROOF - 925 S 14TH	0	11/01/2021
20161060	CHANGEOUT 4 TON U	4,750	04/15/2016
20121666	ELEC OTHER	800	08/15/2012
20121370	INTERIOR PARTITIO	500	07/11/2012
20121164	TENANT LIGHTING	1,600	06/18/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/1309	2/15/2023	SW	Q	I	01	2,461,400
GRANTOR: KEMP RIDGE HOLDINGS L						
GRANTEE: LAKE WORTH PROPERTY						
2341/1034	12/30/2010	QC	U	I	11	100
GRANTOR: FLASH FOODS INC						
GRANTEE: KEMP RIDGE HOLDINGS						

BUILDING NOTES

EXTRA FEATURES

L N	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	0972	ST LGHT UN	0	0	0	0	4.00	UT	3,036.00	3,036.00	100	1986	1986	3	24	2,915	
2	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	1986	1986	3	24	480	
3	0812	CONCRETE C	0	0	0	0	8,190.00	SF	4.00	4.00	100	1986	1986	3	49.5	16,216	
4	0803	ASPHALT C	0	0	0	0	33,229.00	SF	2.00	2.00	100	1986	1986	3	50	33,229	
5	0400	CONC CURB	0	0	0	0	930.00	LF	15.00	15.00	100	1986	1986	3	60	8,370	
6	0402	CONC BUMPE	0	0	0	0	58.00	UT	25.00	25.00	100	1986	1986	3	60	870	
7	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	2000	2000	3	94	203	
8	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	2000	2000	3	94	203	
9	0381	COOLER	0	0	34	9	306.00	SF	82.50	82.50	100	1986	1986	3	20	5,049	
10	0383	FREEZER	0	0	15	8	120.00	SF	105.00	105.00	100	1986	1986	3	20	2,520	

TOTAL OB/XF 70,055

BUILDING DIMENSIONS

BAS=[YR=1993] W7 STP=[YR=1993] N5 W5 S5 E5$ W11 N10 W7
STP=[YR=1993] N5 W5 S5 E5$ W17 STP=[YR=1993] N5 W5 S5 E5$
W18 STP=[YR=1993] N5 W5 S5 E5$ W10 BAS=[YR=1993] W7
STP=[YR=1993] N5 W5 S5 E5$ W18 STP=[YR=1993] N5 W5 S5 E5$
W10 BAS=[YR=1993] W7 STP=[YR=1993] N5 W5 S5 E5$ W18
STP=[YR=1993] N5 W5 S5 E5$ W17 STP=[YR=1993] N5 W5 S5 E5$
W11 BAS=[YR=1993] W7 STP=[YR=1993] N5 W5 S5 E5$ W11
BAS=[YR=1993] W6 STP=[YR=1993] N5 W5 S5 E5$ W12
UST=[YR=1993] W4 S16 BAS=[YR=1993] W14 FST=[YR=1993] W43
PTO=[YR=1993] W9 S20 CAN=[YR=1993] S31 E272 N9
FEP=[YR=1993] N21 U1 L1 PTO=[YR=1993] E1 N8 W8 S8 E7$ W7
S22 E8$ W263 N22 W9$ E9 N20$ S15 R9 D1 N6 E34 N10$ S10 W34

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001610	C	SH CTR NHD	0	0003	MU-1	344.00	200.00	68,800.00	SF		1.00	1.00	0.80	7.50	6.00	412,800							

REVIEW DATE 02/21/2024 BY REA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 239 E'LY 200 FT OF
LOTS 6 & 7
CITY OF FDNA BEACH

LAKE WORTH ENTERPRISES LLC/
1201 OAKFIELD DR STE 209
BRANDON, FL 33511

2024

00-00-31-1800-0239-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

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

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,976,920
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,976,920
SOH/AGL Deduction	0
ASSESSED VALUE	1,976,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,976,920
TOTAL JUST VALUE	1,976,920
NCON VALUE	0
INCOME VALUE	1,976,920
PREVIOUS YEAR MKT VALUE	1,495,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112243	INSTALL DUCTS	300	12/19/2011
20112224	INSTALL FIXTURES	800	12/15/2011
20112226	WIRING IN BATH	1,800	12/15/2011
20112205	REMODEL BATH	15,000	12/12/2011
20101891	SIGN	1,000	10/29/2010
20101708	REMODEL	1,500	09/30/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2619/1309	2/15/2023	SW	Q	I	01	2,461,400
GRANTOR: KEMP RIDGE HOLDINGS L						
GRANTEE: LAKE WORTH PROPERTY						
2341/1034	12/30/2010	QC	U	I	11	100
GRANTOR: FLASH FOODS INC						
GRANTEE: KEMP RIDGE HOLDINGS						

BLD DATE	12/28/2021	KK	LGL DATE	
XF DATE	12/28/2021	KK	LAND DATE	12/28/2021 KK
INC DATE			AG DATE	

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	0978	SECURTY LT	0	0	0	0	7.00	UT	450.00	450.00	100	2000	2000	3	52	1,638	
12	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1987	1987	3	100	400	
13	0424	CL FNC 6'	0	0	0	0	12.00	LF	20.00	20.00	100	2005	2005	3	66	158	
14	7000	SIGN	0	0	20	6	120.00	SF	100.00	100.00	100	1998	1998	3	20	2,400	
15	7000	SIGN	0	0	15	5	75.00	SF	100.00	100.00	100	1986	1986	3	20	1,500	
16	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	66	198	
17	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	2009	2009	3	40	384	
18	0450	PREFAB FNC	0	0	0	0	73.00	LF	8.00	8.00	100	2009	2009	3	40	234	
19	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2000	2000	3	20	80	
20	4310	CANOPIES F	0	0	60	28	1,680.00	UT	22.75	22.75	100	2010	2010	3	35	13,377	

TOTAL OB/XF 20,369

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 02/21/2024 BY REA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 239 E'LY 200 FT OF
LOTS 6 & 7
CITY OF FDNA BEACH

LAKE WORTH ENTERPRISES LLC/
1201 OAKFIELD DR STE 209
BRANDON, FL 33511

2024

00-00-31-1800-0239-0061

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

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

BLD DATE	12/28/2021	KK	LGL DATE		
XF DATE	12/28/2021	KK	LAND DATE	12/28/2021	KK
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 3 of 3 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,976,920
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,976,920
SOH/AGL Deduction	0
ASSESSED VALUE	1,976,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,976,920
TOTAL JUST VALUE	1,976,920
NCON VALUE	0
INCOME VALUE	1,976,920
PREVIOUS YEAR MKT VALUE	1,495,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101545	REMODEL	3,000	09/10/2010
20101345	REMODEL	17,000	08/12/2010
20100380	ADDITION	800	03/02/2010
20090822	H/AC	3,000	06/26/2009
20071250	ELEC OTHER	1,800	07/09/2007
20070828	REPAIR/RRF	182,491	05/11/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/1309	2/15/2023	SW	Q	I	01	2,461,400
GRANTOR: KEMP RIDGE HOLDINGS L						
GRANTEE: LAKE WORTH PROPERTY						
2341/1034	12/30/2010	QC	U	I	11	100
GRANTOR: FLASH FOODS INC						
GRANTEE: KEMP RIDGE HOLDINGS						

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
21	4950	BOLLARD	0	0	0	0	15.00	UT	100.00	100.00	100	2018	2018	3	100	1,500	
22	0940	SHEDS/PORT	0	0	0	0	31.00	SF	30.00	30.00	100	2021	2021	3	93	865	
23	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	1986	1986	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,565

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 02/21/2024 BY REA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS