

BLK 260 TRACTS B,C & D OF
LOT 1 'BEING PARCEL 1'
IN OR 2247/445

CVC RE HOLDINGS LLC/
6 SOUTH 14TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0260-01B0



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floor	14	CARPET 70
Interior Floor	13	LVT/LAMNT 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	9	100
Frame	03	MASONRY 100
Story Height	9	100
RMS	15	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNED OCC 03
DOR CODE	1720	MEDICAL 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	5,443	100	5,443	667,914
BAS	306	100	306	37,549
BAS	1,085	100	1,085	133,141
CAN	30	30	9	1,104
CAN	54	30	16	1,963
FCP	357	30	107	13,130
FDU	238	60	143	17,547
TOTALS	7,513		7,109	872,350

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980
2	0845	KOOL DECK	0	0	0	485.00	SF	7.25	7.25	100	1980
3	0861	POOL GUNIT	0	0	38	646.00	SF	85.00	85.00	100	1980
4	0810	CONCRETE A	0	0	0	209.00	SF	6.50	6.50	100	1957
5	0812	CONCRETE C	0	0	0	6,767.00	SF	4.00	4.00	100	1988
6	0962	SKYLIGHT	0	0	0	4.00	UT	250.00	250.00	100	2004
7	0646	LWN SPRK H	0	0	0	29.00	UT	2.00	2.00	100	1989
8	0648	LIGHTS-AV	0	0	0	4.00	UT	140.00	140.00	100	1989
9	1127	BRICK 8"	0	0	0	176.00	SF	11.00	11.00	100	1965
10	0421	CL FNC 3'	0	0	0	170.00	LF	4.00	4.00	100	1993

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	001910	C	MEDICAL OF	0	0003	C-1			26,488.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1721	04	7,109	95.8830	155.33	1,104,241	1957	2000	0	0	21.00	79.00
1 MDL OFFICE - 0% - 0											
Heated Area: 6834											
HX Base Yr											
6 S 14TH ST, FERNANDINA BEACH											
BLD DATE 05/16/2024 REA LGL DATE 04/24/2024 TD XF DATE 02/27/2018 KK LAND DATE INC DATE AG DATE											

TOTAL OB/XF											
30,847											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001910	C	MEDICAL OF	0	0003	C-1			26,488.00	SF	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			872,350
TOTAL MARKET OB/XF VALUE			31,396
TOTAL LAND VALUE - MARKET			662,200
TOTAL MARKET VALUE			1,565,946
SOH/AGL Deduction			724,048
ASSESSED VALUE			841,898
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			841,898
TOTAL JUST VALUE			1,565,946
NCON VALUE			0
INCOME VALUE			980,488
PREVIOUS YEAR MKT VALUE			1,400,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163207	ADDITION	132,906	11/21/2016
20140165	REPAIR/RRF	0	01/27/2014
20112842	INSTALL SIGN LIGH	600	10/11/2011
20111670	SIGN	3,350	09/23/2011
20062053	DEMOLITION	0	09/05/2006
20061800	DEMOLITION	0	07/27/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2247/0445	1/01/2019	SW	Q	I	05	1,230,000
GRANTOR: SOUTHEAST MEDICAL & O						
GRANTEE: CVC RE HOLDINGS LLC						
2056/1009	6/30/2016	SW	U	I	30	845,000
GRANTOR: M & S PARTNERSHIP						
GRANTEE: SOUTHEAST MEDICAL &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W31 S26 BAS=[YR=1993] W18 S9 W35 S9 BAS=[YR=2004] W19 CAN=[YR=2004] N6 W9 S6 E9\$ W15 S9 E34 N9\$ S9 W34 S34 E36 N2 CAN=[YR=1993] E10 N3 W10 S3\$ N3 E10 S2 E41 S16 E24 N59 W3 N6 W21 N9\$ S9 E31 N35\$ PTR= N15 FCP=[YR=1993] N17 E21 FDU=[YR=1993] E14 S17 W14 N17\$ S17 W21\$ S15\$.											

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REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.61 Total Land Value: 662,200 Market: 0 Agricultural: 0 Common: 662,200 PRINTED 08/06/2024 BY SYS