BLOCK 265 LOTS ALL OF EX
PT OF LOTS 1 2 4 5 &
& ALL OF ABND 15TH ST

DBTW AT FBFL LLC/
PO BOX 30641
SEA ISLAND, GA 31561

**2024**

**00-00-31-1800-0265-0011**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 03 | CONC FINSH 40 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 23 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 14 100 |
| RMS | | 24 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

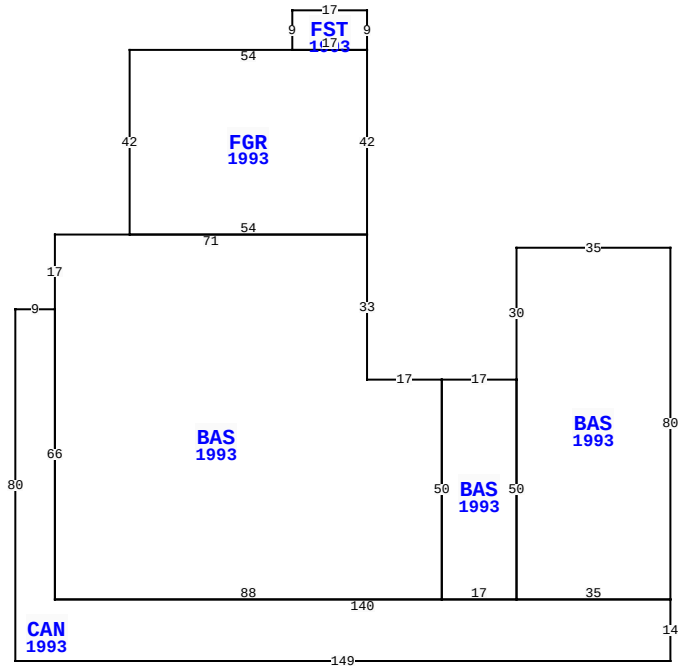
| | | | |
|---|---|---|---|
| DOR CODE | 1600 | COMMUNITY SHOPPING | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1010.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 850 | 100 | 850 | 66,198 |
| BAS | 2,800 | 100 | 2,800 | 218,063 |
| BAS | 6,743 | 100 | 6,743 | 525,143 |
| CAN | 2,680 | 30 | 804 | 62,615 |
| FGR | 2,268 | 60 | 1,361 | 105,994 |
| FST | 153 | 50 | 76 | 5,919 |
| TOTALS | 15,494 | | 12,634 | 983,933 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1602 | 04 | 12,634 | 94.3593 | 100.49 | 1,269,591 | 1976 | 2003 | 0 | 0 | 0 | 22.50 | 77.50 |

1 NBHD SHOP - 0% - 0 Heated Area: 10393 HX Base Yr




1018 S 14TH ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 06/14/2022 | KK | LGL DATE | |
| XF DATE | 06/14/2022 | KK | LAND DATE | 06/14/2022 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 3,942,814 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 4,928,518 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,928,518 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,928,518 |
| TOTAL JUST VALUE | 4,928,518 |
| NCON VALUE | 549,346 |
| INCOME VALUE | 4,928,518 |
| PREVIOUS YEAR MKT VALUE | 4,928,518 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| BLDC-2024-0003 | | 0 | 01/25/2024 |
| SIGN-2024-0002 | | 0 | 01/18/2024 |
| SIGN-2023-0081 | ELECTRIC WALL SIG | | 05/11/2023 |
| 20220274 | REMODEL | 2,850,000 | 06/29/2022 |
| 20220257 | BUILD OUT - 1114 | 87,500 | 03/02/2022 |
| 20220258 | BUILD OUT - 1116 | 87,000 | 03/02/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1348/0403 | 9/07/2005 | WD | Q | I | | 6,065,500 |
| GRANTOR: EIGHT FLAGS LLC | | | | | | |
| GRANTEE: DBTW AT FBFL LLC | | | | | | |
| 0983/0573 | 4/25/2001 | WD | Q | I | | 3,500,000 |
| GRANTOR: FOURTEENTH STREET PAR | | | | | | |
| GRANTEE: EIGHT FLAGS LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W35 S30 BAS=[YR=1993] W17 BAS=[YR=1993] W17 N33 FGR=[YR=1993] N42 FST=[YR=1993] N9 W17 S9 E17$ W54 S42 E54$ W71 S17 CAN=[YR=1993] W9 S80 E149 N14 W140 N66$ S66 E88 N50$ S50 E17 N50$ S50 E35 N80$ .

## 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 5,904.00 | SF | 5.60 | 5.60 | 100 | 1996 | 1996 | 3 | 72 | 23,805 | |
| 2 | 0966 | FIRE SPRNK | 0 | 0 | 0 | 0 | 10,393.00 | SF | 3.00 | 3.00 | 100 | 1976 | 1976 | 3 | 60 | 18,707 | |
| 3 | 0966 | FIRE SPRNK | 0 | 0 | 0 | 0 | 68,021.00 | SF | 3.00 | 3.00 | 100 | 1974 | 1974 | 3 | 60 | 122,438 | |
| 4 | 0966 | FIRE SPRNK | 0 | 0 | 0 | 0 | 5,893.00 | SF | 3.00 | 3.00 | 100 | 2004 | 2004 | 3 | 84 | 14,850 | |
| 5 | 0966 | FIRE SPRNK | 0 | 0 | 0 | 0 | 21,002.00 | SF | 3.00 | 3.00 | 100 | 1994 | 1994 | 3 | 68 | 42,844 | |
| 8 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 28,220.00 | SF | 2.00 | 2.00 | 100 | 1974 | 1974 | 3 | 50 | 28,220 | |
| 9 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 186,419.00 | SF | 2.00 | 2.00 | 100 | 2005 | 2005 | 3 | 56 | 208,789 | |
| 10 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,460.00 | SF | 4.00 | 4.00 | 100 | 1974 | 1974 | 3 | 25 | 2,460 | |
| 11 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,766.00 | SF | 4.00 | 4.00 | 100 | 1974 | 1974 | 3 | 25 | 1,766 | |
| 12 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,272.00 | SF | 4.00 | 4.00 | 100 | 1974 | 1974 | 3 | 25 | 1,272 | |

TOTAL OB/XF 465,151

## 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 | 001600 | C | SH CTR COM | 0 | 0003 | C-2 | 0.00 | 0.00 | 350,129.00 | SF | | 1.00 | 1.00 | 1.00 | 4.00 | 4.00 | 1,400,516 | | | | | | | |

REVIEW DATE 12/15/2022 BY HS Total Acres: 0.00 Total Land Value: 985,704 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 265 LOTS ALL OF EX
PT OF LOTS 1 2 4 5 &
& ALL OF ABND 15TH ST

DBTW AT FBFL LLC/
PO BOX 30641
SEA ISLAND, GA 31561

**2024**

**00-00-31-1800-0265-0011**

## BUILDING CHARACTERISTICS

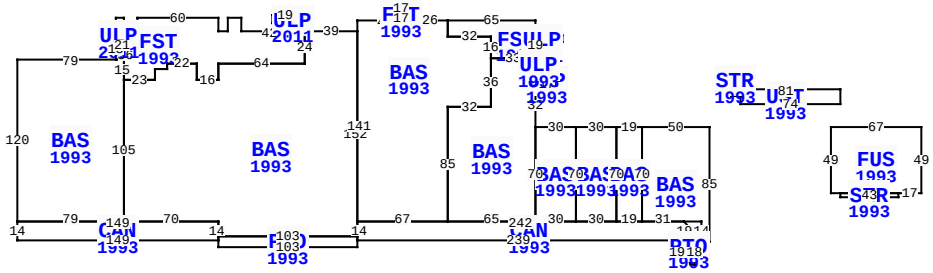
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 64 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 21 100 |
| RMS | | 44 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 1,330 | 100 | 1,330 | 118,990 |
| BAS | 2,100 | 100 | 2,100 | 187,879 |
| BAS | 2,100 | 100 | 2,100 | 187,879 |
| BAS | 3,681 | 100 | 3,681 | 329,325 |
| BAS | 6,713 | 100 | 6,713 | 600,585 |
| BAS | 9,480 | 100 | 9,480 | 848,138 |
| BAS | 11,647 | 100 | 11,647 | 1,042,011 |
| BAS | 21,806 | 100 | 21,806 | 1,950,896 |
| CAN | 2,086 | 30 | 626 | 56,005 |
| CAN | 3,570 | 30 | 1,071 | 95,818 |
| TOTALS | 76,437 | | 67,303 | 6,021,330 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1602 | 04 | 67,303 | 108.3978 | 115.44 | 7,769,458 | 1974 | 2003 | 0 | 0 | 0 | 22.50 | 77.50 |

3 NBHD SHOP - 0% - 0 Heated Area: 62140 HX Base Yr




** This building has 24 Sub-Areas

1018 S 14TH ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 06/14/2022 | KK | LGL DATE | |
| XF DATE | 06/14/2022 | KK | LAND DATE | 06/14/2022 KK |
| INC DATE | | | AG DATE | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 13 | 0819 | CONC 12" | 0 | 0 | 0 | 0 | 54.00 | SF | 9.50 | 9.50 | 100 | 1974 | 1974 | 3 | 25 | 128 | |
| 14 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 423.00 | LF | 15.00 | 15.00 | 100 | 1974 | 1974 | 3 | 34 | 2,157 | |
| 15 | 0971 | ST LGHT OV | 0 | 0 | 0 | 0 | 2.00 | UT | 1,555.00 | 1,555.00 | 100 | 2005 | 2005 | 3 | 66 | 2,053 | |
| 16 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 9.00 | UT | 2,530.00 | 2,530.00 | 100 | 2005 | 2005 | 3 | 66 | 15,028 | |
| 17 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 9.00 | UT | 500.00 | 500.00 | 100 | 2005 | 2005 | 3 | 66 | 2,970 | |
| 18 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 56.00 | UT | 100.00 | 100.00 | 100 | 2005 | 2005 | 3 | 100 | 5,600 | |
| 19 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 12.00 | UT | 25.00 | 25.00 | 100 | 1995 | 1995 | 3 | 77 | 231 | |
| 20 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 21.00 | UT | 450.00 | 450.00 | 100 | 1995 | 1995 | 3 | 39 | 3,686 | |
| 21 | 0648 | LIGHTS-AV | 0 | 0 | 0 | 0 | 2.00 | UT | 140.00 | 140.00 | 100 | 2005 | 2005 | 3 | 24 | 67 | |
| 22 | 1127 | BRICK 8" | 0 | 0 | 0 | 0 | 52.00 | SF | 11.00 | 11.00 | 100 | 1995 | 1995 | 3 | 91 | 521 | |

TOTAL OB/XF 32,441

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 3,942,814 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 4,928,518 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,928,518 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,928,518 |
| TOTAL JUST VALUE | 4,928,518 |
| NCON VALUE | 549,346 |
| INCOME VALUE | 4,928,518 |
| PREVIOUS YEAR MKT VALUE | 4,928,518 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20210170 | BUILD OUT - DELI | 15,000 | 04/23/2021 |
| 20172840 | DEMO | 9,750 | 09/19/2017 |
| 20172277 | REMODEL | 12,631 | 07/25/2017 |
| 20171751 | H/AC | 3,000 | 06/07/2017 |
| 20163204 | REMODEL - THEATER | 400,000 | 11/21/2016 |
| 20162982 | DEMOLITION | 15,000 | 11/01/2016 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1348/0403 | 9/07/2005 | WD | Q | I | | 6,065,500 |
| GRANTOR: EIGHT FLAGS LLC | | | | | | |
| GRANTEE: DBTW AT FBFL LLC | | | | | | |
| 0983/0573 | 4/25/2001 | WD | Q | I | | 3,500,000 |
| GRANTOR: FOURTEENTH STREET PAR | | | | | | |
| GRANTEE: EIGHT FLAGS LLC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-261,-71] W39 S24 W64 S12 W16 N12 W22 S4 W9 S8 W23 S105 E70 S11 E103 N152 $
BAS=[YR=1993;ORIG=-162,-51] N16 W32 N12 W26 W41 S8 S141 E67 N85 E32 N36 $
BAS=[YR=1993;ORIG=-434,-35] N15 W79 S120 E79 N105 $
BAS=[YR=1993;ORIG=-129,0] N32 N9 N10 W33 S36 W32 S85 E65 N70 $
FST=[YR=1993;ORIG=-300,-71] W5 W42 N10 W10 S10 W7 N10 W60 S10 W10 S36 E23 N8 E9 N4 E22 S12 E16 N12 E64 N24 $
BAS=[YR=1993;ORIG=0,0] W50 S70 E31 D14R13 S1 E6 N85 $
CAN=[YR=1993;ORIG=-261,70] S14 E239 E16 N14 W13 W242 $
FUS=[YR=1993;ORIG=90,0] E67 S49 W17 W50 N49 $

REVIEW DATE 12/15/2022 BY HS Total Acres: 0.00 Total Land Value: 985,704 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 265 LOTS ALL OF EX
PT OF LOTS 1 2 4 5 &
& ALL OF ABND 15TH ST

DBTW AT FBFL LLC/
PO BOX 30641
SEA ISLAND, GA 31561

**2024**

**00-00-31-1800-0265-0011**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

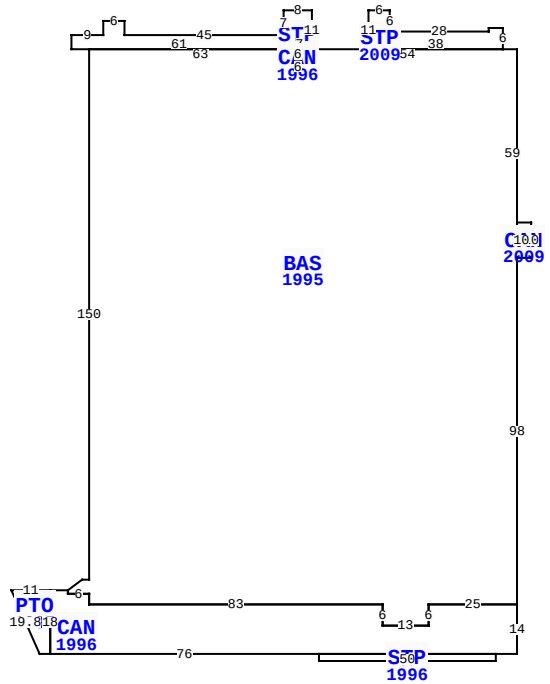
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 17 | CB STUCCO 20 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 69 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 14 100 |
| Story Height | | 21 100 |
| RMS | | 78 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 19,093 | 100 | 19,093 | 3,473,536 |
| CAN | 30 | 30 | 9 | 1,637 |
| CAN | 1,808 | 30 | 542 | 98,605 |
| CAN | 40 | 30 | 12 | 2,183 |
| PTO | 126 | 5 | 6 | 1,092 |
| STP | 100 | 10 | 10 | 1,819 |
| STP | 230 | 10 | 23 | 4,184 |
| STP | 352 | 10 | 35 | 6,367 |
| TOTALS | 21,779 | | 19,730 | 3,589,424 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1721 | 04 | 19,730 | 123.4103 | 199.92 | 3,944,422 | 1978 | 2010 | 0 | 0 | 0 | 9.00 | 91.00 |

13 MDL OFFICE – 0% - 0 Heated Area: 19093 HX Base Yr




1018 S 14TH ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 06/14/2022 | KK | LGL DATE | |
| XF DATE | 06/14/2022 | KK | LAND DATE | 06/14/2022 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 3,942,814 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 4,928,518 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,928,518 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,928,518 |
| TOTAL JUST VALUE | 4,928,518 |
| NCON VALUE | 549,346 |
| INCOME VALUE | 4,928,518 |
| PREVIOUS YEAR MKT VALUE | 4,928,518 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20161926 | REMODEL | 75,000 | 07/14/2016 |
| 20160810 | REMODEL | 27,000 | 03/24/2016 |
| 20160811 | SIGN | 1,800 | 03/24/2016 |
| 20151573 | H/AC | 1,500 | 07/21/2015 |
| 20151332 | REMODEL | 2,200 | 06/10/2015 |
| 20151228 | NASSAU HUMANE SOC | 19,000 | 05/29/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1348/0403 | 9/07/2005 | WD | Q | I | | 6,065,500 |
| GRANTOR: EIGHT FLAGS LLC | | | | | | |
| GRANTEE: DBTW AT FBFL LLC | | | | | | |
| 0983/0573 | 4/25/2001 | WD | Q | I | | 3,500,000 |
| GRANTOR: FOURTEENTH STREET PAR | | | | | | |
| GRANTEE: EIGHT FLAGS LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W4 W54 W63 S150 W2 D3L4 S1 E6 S3 E83 S6 E13 N6 E25 N98 N59 $
CAN=[YR=1996;ORIG=-127,153] W5 S18 E76 E56 N14 W25 S6 W13 N6 W83 N3 W6 N1 $
STP=[YR=2009;ORIG=-58,0] N11 W8 S7 W45 N4 W6 S4 W9 S4 E61 E7 $
STP=[YR=2009;ORIG=-4,0] N6 W4 S1 W28 N6 W6 S11 E38 $
PTO=[YR=1995;ORIG=-132,153] W11 D18R8 E3 N18 $
STP=[YR=1996;ORIG=-56,171] S2 E50 N2 W50 $
CAN=[YR=2009;ORIG=0,59] E4 N10 W4 S10 $
CAN=[YR=1996;ORIG=-65,0] S5 E6 N5 W6 $
PTR=[ORIG=0,0] E15 W15 $

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 23 | 0097 | AWNING CN | 0 | 0 | 0 | 0 | 31.00 | SF | 65.00 | 65.00 | 100 | 2005 | 2005 | 3 | 40 | 806 | |
| 24 | 0097 | AWNING CN | 0 | 0 | 0 | 0 | 5.00 | SF | 65.00 | 65.00 | 100 | 2005 | 2005 | 3 | 40 | 130 | |
| 25 | 0097 | AWNING CN | 0 | 0 | 0 | 0 | 15.00 | SF | 65.00 | 65.00 | 100 | 2011 | 2011 | 3 | 64 | 624 | |
| 26 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 12.00 | LF | 32.00 | 32.00 | 100 | 2000 | 2000 | 3 | 52 | 200 | |
| 27 | 0470 | VNYL GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2000 | 2000 | 3 | 52 | 156 | |
| 28 | 0430 | CL FNC 6B | 0 | 0 | 0 | 0 | 65.00 | LF | 9.70 | 9.70 | 100 | 2005 | 2005 | 3 | 66 | 416 | |
| 29 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2005 | 2005 | 3 | 66 | 396 | |
| 30 | 0381 | COOLER | 0 | 0 | 15 | 9 | 135.00 | SF | 82.50 | 82.50 | 100 | 2012 | 2012 | 3 | 70 | 7,796 | |
| 31 | 0097 | AWNING CN | 0 | 0 | 0 | 0 | 8.00 | SF | 65.00 | 65.00 | 100 | 2012 | 2012 | 3 | 68 | 354 | |
| 32 | 0097 | AWNING CN | 0 | 0 | 0 | 0 | 8.00 | SF | 65.00 | 65.00 | 100 | 2012 | 2012 | 3 | 68 | 354 | |

TOTAL OB/XF 11,232

## 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 12/15/2022 BY HS Total Acres: 0.00 Total Land Value: 985,704 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 265 LOTS ALL OF EX
PT OF LOTS 1 2 4 5 &
& ALL OF ABND 15TH ST

DBTW AT FBFL LLC/
PO BOX 30641
SEA ISLAND, GA 31561

**2024**

**00-00-31-1800-0265-0011**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 27 | PREFIN MTL 100 |
| Roof Structur | 12 | REINFO/CON 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Fixtures | | 0 100 |
| Frame | 04 | REIN CONC 100 |
| Story Height | | 10 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

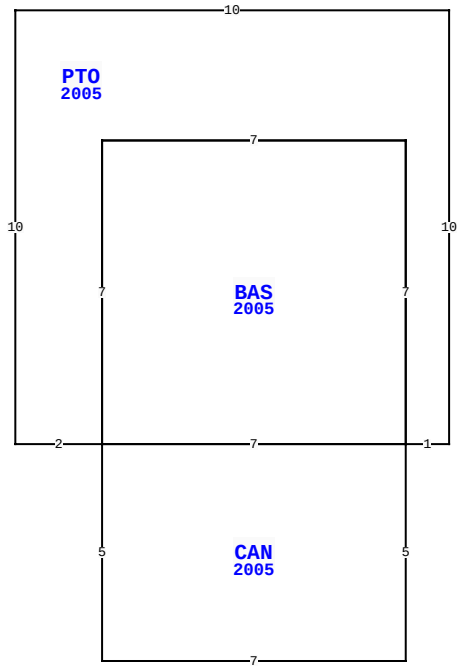
| | | | |
|---|---|---|---|
| DOR CODE | 1600 | COMMUNITY SHOPPING | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1010.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 49 | 100 | 49 | 3,631 |
| CAN | 35 | 30 | 10 | 741 |
| PTO | 51 | 5 | 3 | 222 |
| TOTALS | 135 | | 62 | 4,594 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1602 | 04 | 62 | 89.7750 | 95.61 | 5,928 | 2005 | 2005 | 0 | 0 | 0 | 22.50 | 77.50 |

14 NBHD SHOP – 0% - 0 Heated Area: 49 HX Base Yr




1018 S 14TH ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 06/14/2022 | KK | LGL DATE | |
| XF DATE | 06/14/2022 | KK | LAND DATE | 06/14/2022 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 3,942,814 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 4,928,518 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,928,518 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,928,518 |
| TOTAL JUST VALUE | 4,928,518 |
| NCON VALUE | 549,346 |
| INCOME VALUE | 4,928,518 |
| PREVIOUS YEAR MKT VALUE | 4,928,518 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20141732 | H/AC | 16,000 | 08/07/2014 |
| 20130258 | GAS | 400 | 02/07/2013 |
| 20130243 | GAS | 200 | 02/05/2013 |
| 20130244 | GAS | 400 | 02/05/2013 |
| 20130191 | ELEC OTHER | 20,000 | 01/29/2013 |
| 20122263 | REMODEL | 1,500 | 11/05/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1348/0403 | 9/07/2005 | WD | Q | I | | 6,065,500 |
| GRANTOR: EIGHT FLAGS LLC | | | | | | |
| GRANTEE: DBTW AT FBFL LLC | | | | | | |
| 0983/0573 | 4/25/2001 | WD | Q | I | | 3,500,000 |
| GRANTOR: FOURTEENTH STREET PAR | | | | | | |
| GRANTEE: EIGHT FLAGS LLC | | | | | | |

## BUILDING NOTES

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 33 | 0418 | EXHST FAN | 0 | 0 | 0 | 0 | 2.00 | UT | 400.00 | 400.00 | 100 | 2000 | 2000 | 3 | 20 | 160 | |

## BUILDING DIMENSIONS

BAS=[YR=2005] N7 W7 S7 CAN=[YR=2005] S5 E7 N5 W7$ E7$
PTO=[YR=2005] E1 N10 W10 S10 E2 N7 E7 S7$.

## LAND DESCRIPTION

TOTAL OB/XF 160

| 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 12/15/2022 BY HS Total Acres: 0.00 Total Land Value: 985,704 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS

BLOCK 265 LOTS ALL OF EX
PT OF LOTS 1 2 4 5 &
& ALL OF ABND 15TH ST

DBTW AT FBFL LLC/
PO BOX 30641
SEA ISLAND, GA 31561

**2024**

**00-00-31-1800-0265-0011**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

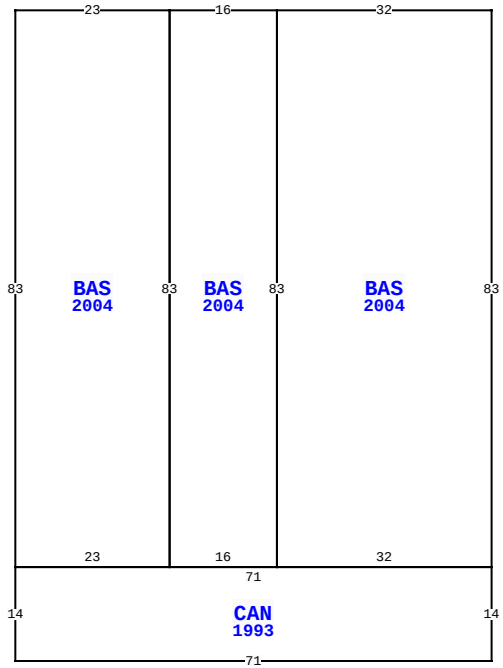
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 03 | CONC FINSH 40 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 69 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 15 100 |
| RMS | | 6 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 1,328 | 100 | 1,328 | 133,025 |
| BAS | 1,909 | 100 | 1,909 | 191,224 |
| BAS | 2,656 | 100 | 2,656 | 266,051 |
| CAN | 994 | 30 | 298 | 29,850 |
| TOTALS | 6,887 | | 6,191 | 620,151 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1602 | 04 | 6,191 | 119.6335 | 127.41 | 788,795 | 2003 | 2004 | 0 | 0 | 0 | 21.38 | 78.62 |

15 NBHD SHOP – 0% - 0 Heated Area: 5893 HX Base Yr




1018 S 14TH ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 06/14/2022 | KK | LGL DATE | |
| XF DATE | 06/14/2022 | KK | LAND DATE | 06/14/2022 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 3,942,814 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 4,928,518 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,928,518 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,928,518 |
| TOTAL JUST VALUE | 4,928,518 |
| NCON VALUE | 549,346 |
| INCOME VALUE | 4,928,518 |
| PREVIOUS YEAR MKT VALUE | 4,928,518 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20122216 | FIRE SPRNK | 500 | 10/30/2012 |
| 20122187 | H/AC | 13,600 | 10/23/2012 |
| 20122150 | MECH OTHER | 4,500 | 10/18/2012 |
| 20122116 | REMODEL | 9,500 | 10/12/2012 |
| 20122083 | REMODEL | 12,500 | 10/09/2012 |
| 20122061 | MECH OTHER | 900 | 10/05/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1348/0403 | 9/07/2005 | WD | Q | I | | 6,065,500 |
| GRANTOR: EIGHT FLAGS LLC | | | | | | |
| GRANTEE: DBTW AT FBFL LLC | | | | | | |
| 0983/0573 | 4/25/2001 | WD | Q | I | | 3,500,000 |
| GRANTOR: FOURTEENTH STREET PAR | | | | | | |
| GRANTEE: EIGHT FLAGS LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W32 BAS=[YR=2004] W16 BAS=[YR=2004] W23 S83 CAN=[YR=1993] S14 E71 N14 W71$ E23 N83$ S83 E16 N83$ S83 E32 N83$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 12/15/2022 BY HS Total Acres: 0.00 Total Land Value: 985,704 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS