

BLOCK 266 LOT N 70 FT OF E
210 FT OF LOT 1 IN OR 1972/922
& W1/2 OF LOT 10

BADDENT PROPERTIES LLC/
1200 S 14TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0266-0011



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10
Roof Structur	03
Roof Cover	05
Interior Wall	14
Interior Floo	07
Interior Floo	03
Air Condition	04
Heating Type	14
Fixtures	02
Frame	02
Story Height	1.1
RMS	1.1
Stories	1.1
Units	0
BUD8 Adjustme	02
Occupancy	00

Quality	03
DOR CODE	1720
MAP NUM	01

NEIGHBORHOOD/LOC	1010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	1,696	242,048
BAS	713	100	713	101,757
CAN	15	30	4	571
CAN	15	30	4	571
FST	60	50	30	4,282
STP	185	10	18	2,569

TOTALS	2,684	2,465	351,798
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L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	14	12	168.00	SF	6.50	6.50	100	1976	1976	3	27	295	
2	0803	ASPHALT C	0	0	0	0	2,469.00	SF	2.00	2.00	100	1990	1990	3	50	2,469	
3	0810	CONCRETE A	0	0	10	5	50.00	SF	6.50	6.50	100	1976	1976	3	27	88	
4	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2000	2000	3	84	105	
5	0810	CONCRETE A	0	0	18	10	180.00	SF	6.50	6.50	100	1976	1976	3	27	316	
6	0801	ASPHALT A	0	0	20	7	140.00	SF	3.00	3.00	100	1990	1990	3	50	210	
7	0646	LWN SPRK H	0	0	0	0	13.00	UT	2.00	2.00	100	2000	2000	3	25	7	
8	0855	CONC PAVER	0	0	23	3	69.00	SF	10.00	10.00	100	2017	2017	3	97	669	
9	0810	CONCRETE A	0	0	7	5	35.00	SF	6.50	6.50	100	2017	2017	3	97	221	
10	0810	CONCRETE A	0	0	20	17	340.00	SF	6.50	6.50	100	2017	2017	3	97	2,144	

LAND DESCRIPTION	
L N	USE CODE
1	001910
2	001000

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1721	04	2,465	102.4380	165.95	409,067	1955	2005	0	0	0	14.00
1 MDL OFFICE - 0% - 0											
Heated Area: 2409											
HX Base Yr											
STP 2017 BAS 2017 BAS 1993 FST 1994 C&N 1993											

BLD DATE	12/31/2019	KK	LGL DATE	12/31/2019	KK
XF DATE	12/31/2019	KK	AG DATE		
INC DATE					

EXTRA FEATURES																
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE
1	0810	CONCRETE A	0	0	14	12	168.00	SF	6.50	6.50	100	1976	1976	3	27	295
2	0803	ASPHALT C	0	0	0	0	2,469.00	SF	2.00	2.00	100	1990	1990	3	50	2,469
3	0810	CONCRETE A	0	0	10	5	50.00	SF	6.50	6.50	100	1976	1976	3	27	88
4	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2000	2000	3	84	105
5	0810	CONCRETE A	0	0	18	10	180.00	SF	6.50	6.50	100	1976	1976	3	27	316
6	0801	ASPHALT A	0	0	20	7	140.00	SF	3.00	3.00	100	1990	1990	3	50	210
7	0646	LWN SPRK H	0	0	0	0	13.00	UT	2.00	2.00	100	2000	2000	3	25	7
8	0855	CONC PAVER	0	0	23	3	69.00	SF	10.00	10.00	100	2017	2017	3	97	669
9	0810	CONCRETE A	0	0	7	5	35.00	SF	6.50	6.50	100	2017	2017	3	97	221
10	0810	CONCRETE A	0	0	20	17	340.00	SF	6.50	6.50	100	2017	2017	3	97	2,144

TOTAL OB/IF																
6,524																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	001910	C	MEDICAL OF	0	0003	C-1	0.00	0.00	14,700.00	SF		1.00	1.00	1.00	12.50	12.50
2	001000	C	COMMERCIAL	0		C-1	0.00	0.00	19,780.00	SF		1.00	1.00	1.00	10.00	10.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		351,798	
TOTAL MARKET OB/XF VALUE		10,152	
TOTAL LAND VALUE - MARKET		381,550	
TOTAL MARKET VALUE		743,500	
SOH/AGL Deduction		309,749	
ASSESSED VALUE		433,751	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		433,751	
TOTAL JUST VALUE		743,500	
NCON VALUE		0	
INCOME VALUE		2,984,084	
PREVIOUS YEAR MKT VALUE		749,299	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190118	XFOB - FENCE	0	11/15/2019
20172426	REPAIR/RRF	10,715	08/09/2017
20172135	REMODEL	28,000	07/12/2017
20171555	ADDITION	363,723	05/22/2017
20160450	SIGN FOR DENTIST	320	02/19/2016
20091212	SIGN	1,875	09/11/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2168/1737	1/05/2018	WD Q	Q	V	03
GRANTOR: DONGO JULIO TRUSTEE					
GRANTEE: BADDENT PROPERTIES					
1972/0922	4/03/2015	WD Q	Q	I	02
GRANTOR: JOHNSON ROBERT W FAMI					
GRANTEE: BADDENT PROPERTIES					

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2017] W12 STP=[YR=2017] N5 W21 S21 E5 N3 CAN=[YR=2017] E3 N5 W3 S5 \$ N13 E16\$ W16 S8 E3 S5 W3 S13 BAS=[YR=1993] S12 W14 N6 FST=[YR=1994] N6 W10 S6 E10\$ W10 S31 E10 CAN=[YR=1993] S3 E5 N3 W5\$ E42 N37 W28\$ E28 N26\$.																

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2															
ELEMENT		CD		CONSTRUCTION						TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
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