BLK 266 E 180FT OF LOT 6
IN OR 1190/1786
CITY OF FDNA BEACH

CEMR INC/
86229 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0266-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

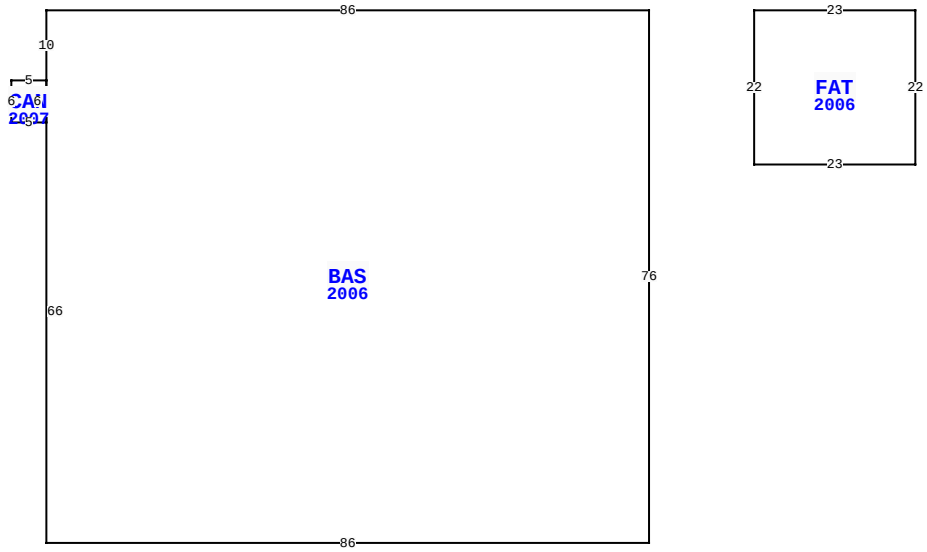
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		25 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		23 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	6,536	100	6,536	955,586
CAN	30	30	9	1,315
FAT	506	20	101	14,767
TOTALS	7,072		6,646	971,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	6,646	103.7322	168.05	1,116,860	2006	2006	0	0	0	13.00	87.00

3 MDL OFFICE – 0% - 0 Heated Area: 6637 HX Base Yr



1463 NECTARINE ST, FERNANDINA BEACH

BLD DATE	01/13/2022	KK	LGL DATE		
XF DATE	01/13/2022	KK	LAND DATE	01/13/2022	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	971,668
TOTAL MARKET OB/XF VALUE	33,632
TOTAL LAND VALUE - MARKET	131,580
TOTAL MARKET VALUE	1,136,880
SOH/AGL Deduction	411,501
ASSESSED VALUE	725,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	725,379
TOTAL JUST VALUE	1,136,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,153,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161317	CHANGEOUT AC UNIT	4,000	05/01/2016
R08574	REPAIR/RRF	13,600	11/01/2005
M10649	MECH OTHER	0	11/01/2005
P10003	OTHER	0	09/01/2005
E15546	ELEC OTHER	64,000	08/01/2005
C0515225	CO ISSUED	640,000	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1190/1786	11/25/2003	WD	Q	I		235,000
GRANTOR: ENNIS JAMES E & KATIE						
GRANTEE: CEMR INC						
0215/0168	1/01/1976	WD	Q	V		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W86S10CAN=[YR=2007] W5S6E5N6 $S66E86N76$
PTR=E15 FAT=[YR=2006] S22E23N22W23$ 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
1	0811	CONCRETE B	0	0	0	0	765.00	SF	5.20	5.20	100	2006	2006	3	87	3,461	
2	0803	ASPHALT C	0	0	0	0	12,902.00	SF	2.00	2.00	100	2006	2006	3	58	14,966	
3	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2006	2006	3	90	45	
4	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2006	2006	3	69	6,983	
5	0400	CONC CURB	0	0	0	0	296.00	LF	15.00	15.00	100	2006	2006	3	90	3,996	
6	0424	CL FNC 6'	0	0	0	0	228.00	LF	20.00	20.00	100	2006	2006	3	69	3,146	
7	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	2006	2006	3	69	1,035	

LAND DESCRIPTION

TOTAL OB/XF 33,632

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	001901	C	MEDICAL OF	0	0006	C-2	180.00	172.00	30,960.00	SF		1.00	1.00	1.00	4.25	4.25	131,580							

REVIEW DATE 01/13/2022 BY KK Total Acres: 0.00 Total Land Value: 131,580 Market: 0 Agricultural: 0 Common: 131,580 PRINTED 08/06/2024 BY SYS