PT GOVT LOT 2 OF SEC 14-3N-28E
IN OR 1806/1297

ISLAND CREEK OUTPOST INC
P O BOX 15661
FERNANDINA BEACH, FL 32035-0061

**2024**

**14-3N-28-0000-0003-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC W/XFOB | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

1700 N 14TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 15,712 |
| TOTAL LAND VALUE - MARKET | 50 |
| TOTAL MARKET VALUE | 15,762 |
| SOH/AGL Deduction | 4,941 |
| ASSESSED VALUE | 10,821 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,821 |
| TOTAL JUST VALUE | 15,762 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 17,038 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20121705 | PERM.POWER POLE | 600 | 08/17/2012 |
| 20110506 | XFOB | 400 | 04/07/2011 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1806/1297 | 8/10/2012 | WD | U | I | 11 | 100 |
| GRANTOR: ARCHAEOLOGY IN MOTION | | | | | | |
| GRANTEE: ISLAND CREEK OUTPOS | | | | | | |
| 1764/1165 | 11/09/2011 | WD | U | I | 30 | 100 |
| GRANTOR: JENSEN SCOTT R | | | | | | |
| GRANTEE: ARCHAEOLOGY IN MOTI | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0302 | FLT DOCK C | 0 | 0 | 20 | 8 | 160.00 | SF | 50.00 | 50.00 | 100 | 2011 | 2011 | 3 | 50 | 4,000 | |
| 2 | 0302 | FLT DOCK C | 0 | 0 | 10 | 4 | 40.00 | SF | 50.00 | 50.00 | 100 | 2011 | 2011 | 3 | 50 | 1,000 | |
| 3 | 0317 | DCK PLNG W | 0 | 0 | 0 | 0 | 2.00 | UT | 1,000.00 | 1,000.00 | 100 | 2011 | 2011 | 3 | 50 | 1,000 | |
| 4 | 0310 | AL GANG WY | 0 | 0 | 0 | 0 | 32.00 | LF | 115.00 | 115.00 | 100 | 2011 | 2011 | 3 | 50 | 1,840 | |
| 5 | 1241 | WD DECK G | 0 | 0 | 10 | 10 | 100.00 | UT | 23.00 | 23.00 | 100 | 2011 | 2011 | 3 | 64 | 1,472 | |
| 6 | 0525 | GAZEBO | 0 | 0 | 0 | 0 | 1.00 | UT | 10,000.00 | 10,000.00 | 100 | 2011 | 2011 | 3 | 64 | 6,400 | |

### LAND DESCRIPTION

TOTAL OB/XF 15,712

| 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 | 009615 | C | SLOUGH-MAS | 0 | 0001 | CON | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 25.00 | 25.00 | 50 | | | | | | | |

REVIEW DATE 02/15/2024 BY KBA Total Acres: 2.00 Total Land Value: 50 Market: 0 Agricultural: 0 Common: 50 PRINTED 08/06/2024 BY SYS