

OCEAN OUTBOARD MARINE INC
1619 NORTH 14TH ST
FERNANDINA BEACH, FL 32034

14-3N-28-0000-0009-0010

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 90
15 CONC BLOCK 10
04 WOOD TRUSS 100
03 COMP SHNGL 100
06 CUST PANEL 100
14 CARPET 80
12 HARDWOOD 20
01 FIN.SUSPD 100
04 CENTRAL 100
03 AIR DUCTED 100
03 100
02 WOOD FRAME 100
9 100
4 100
1. 1. 100
0 100
02 DIST FB 100
00 OWNER OCC 100
02 Quality Level 02
2000 TRANSIT TERMINALS
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1003.00

TOTALS

96096075,073

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

17010496092.7187131.43126,173198219900040.5059.50

2 OFFICE 1&2 - 0% - 0Heated Area: 960HX Base Yr

2331

1318

115

1126

7

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE342,674
TOTAL MARKET OB/XF VALUE32,016
TOTAL LAND VALUE - MARKET96,000
TOTAL MARKET VALUE470,690
SOH/AGL Deduction34,632
ASSESSED VALUE436,058
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE436,058
TOTAL JUST VALUE470,690
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE482,347

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

1641/08269/24/2009WDUII11100

GRANTOR: OLIVER ERIC
GRANTEE: OCEAN OUTBOARD MARI
1241/11306/29/2004WDQII500,000
GRANTOR: HERMANSON GEORGE A
GRANTEE: OLIVER ERIC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 BAS=[YR=1994] W23 S13 BAS=[YR=1994] S5 E11 N5 W11 \$ E11 S5 E12 N18 \$ S18 E26 R5 U5 N13\$.

EXTRA FEATURES

1619 N 14TH ST, FERNANDINA BEACH

BLD DATE10/09/2020KK
XF DATE10/09/2020KK
INC DATE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10858SCULP CONC0000436.00SF13.0013.00100199719973925,215
20317DCK PLNG W00006.00UT1,000.001,000.00100200120013201,200
30310AL GANG WY000020.00LF115.00115.0010020042004322506
40315UTILTY POD00002.00UT600.00600.0010020012001320240
50304DOCK MD WD00605258.00SF28.0028.00100198019803201,445
60978SECURTY LT00001.00UT450.00450.001001980198032090
70302FLT DOCK C0010770.00SF50.0050.0010020012001320700
80302FLT DOCK C001208840.00SF50.0050.00100200120013208,400
90978SECURTY LT00001.00UT112.50112.501002001200135562
100300BOAT DCK W001012120.00SF40.0040.00100200920093562,688

LAND DESCRIPTION

TOTAL OB/XF20,546

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1002001CTRANS TERM0IW0.000.000.96AC1.001.001.00100,000.00100,000.0096,000

REVIEW DATE12/15/2022BYHS

Total Acres: 0.96Total Land Value: 96,000Market: 0Agricultural: 0Common: 96,000PRINTED 08/06/2024 BY SYS

PARCELS 9-1 & 9-3 IN
SEC 14-3N-28E
IN OR 1641/826

OCEAN OUTBOARD MARINE INC
1619 NORTH 14TH ST
FERNANDINA BEACH, FL 32034

2024

14-3N-28-0000-0009-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		19 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	2000	TRANSIT TERMINALS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100	3,200	267,601
TOTALS	3,200		3,200	267,601

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
11	0350	CARPORT WD	0	0	10	12	120.00	SF	8.58	8.58	412
12	0803	ASPHALT C	0	0	0	0	2,809.00	SF	2.00	2.00	2,809
13	0810	CONCRETE A	0	0	0	0	828.00	SF	6.50	6.50	3,929
14	6001	ROLLUP DR	0	0	0	0	6.00	UT	400.00	400.00	2,160
15	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	2,160

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2501	06	3,200	98.5098	84.47	270,304	2020	2020	0	0	1.00	99.00
3 SERV SHOP - 0% - 0											
Heated Area: 3200											
HX Base Yr											
BAS 2020											
1619 N 14TH ST, FERNANDINA BEACH											
BLD DATE 10/09/2020 KK LGL DATE 10/09/2020 KK											
XF DATE 10/09/2020 KK LAND DATE 10/09/2020 KK											
INC DATE AG DATE											

TOTAL OB/XF											
11,470											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
342,674											
TOTAL MARKET OB/XF VALUE											
32,016											
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470,690											
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TOTAL JUST VALUE											
470,690											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
482,347											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
1641/0826 9/24/2009 WD U I 11 100											
GRANTOR: OLIVER ERIC											
GRANTEE: OCEAN OUTBOARD MARI											
1241/1130 6/29/2004 WD Q I 500,000											
GRANTOR: HERMANSON GEORGE A											
GRANTEE: OLIVER ERIC											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2020] W80 S40 E80 N40\$.											