THAT PORTION BOUNDED N BY BLK
267 W & S BY SEC LINE 25 & E
BY SO 15TH ST EX PAR 1-5

CONTINENTAL CABLEVISION OF JACKSONVILLE INC
ONE COMCAST CENTER, 32ND FLR
PHILADELPHIA, PA 19103

2024

25-3N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	03	CONC FINSH 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

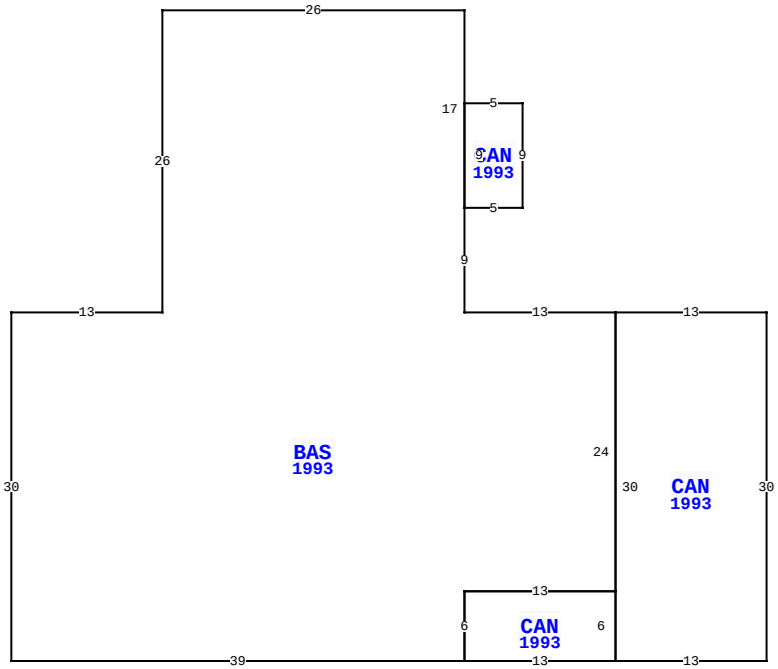
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,158	100	2,158	131,293
CAN	45	30	14	852
CAN	78	30	23	1,399
CAN	390	30	117	7,118
TOTALS	2,671		2,312	140,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,312	104.6850	148.39	343,078	1983	1983	0	0	0	59.00	41.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 2158 HX Base Yr



1600 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
1	0803	ASPHALT C	0	0	0	0	4,354.00	SF	2.00	2.00	100	2004	2004	3	54	4,702	
2	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1983	1983	3	79	4,740	
3	0810	CONCRETE A	0	0	0	0	440.00	SF	6.50	6.50	100	1983	1983	3	41	1,173	
4	0430	CL FNC 6B	0	0	0	0	657.00	LF	9.70	9.70	100	1983	1983	3	20	1,275	
5	0464	FNC GT 10'	0	0	0	0	2.00	UT	367.50	367.50	100	1983	1983	3	20	147	
6	0819	CONC 12"	0	0	0	0	135.00	SF	9.50	9.50	100	1978	1978	3	29	372	
7	0819	CONC 12"	0	0	0	0	100.00	SF	9.50	9.50	100	1983	1983	3	41	390	
8	1050	TOWER-COMM	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	1978	1978	3	100	40,000	
9	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1993	1993	3	32	144	
10	0430	CL FNC 6B	0	0	0	0	26.00	LF	9.70	9.70	100	1978	1978	3	20	50	

TOTAL OB/XF 52,993

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	145,118
TOTAL MARKET OB/XF VALUE	72,640
TOTAL LAND VALUE - MARKET	1,064,550
TOTAL MARKET VALUE	1,282,308
SOH/AGL Deduction	409,249
ASSESSED VALUE	873,059
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	873,059
TOTAL JUST VALUE	1,282,308
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,294,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004581	REPAIR/RRF	26,200	03/24/2022
E1318419	H/AC	0	06/01/2013
E1326270	ELEC OTHER	0	06/01/2013
E1326283	REMODEL	0	06/01/2013
A97-0092	XFOB	1,500	10/08/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0725/1790	3/17/1995	WD	U	I	09	304,100
GRANTOR: RIFKIN CABLE INCOME P						
GRANTEE: CONTINENTAL CABLEVI						
0506/1193	12/01/1986	MS	U	I		46,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W13 BAS=[YR=1993] W13 N9 CAN=[YR=1993] E5 N9 W5 S9 $ N17 W26 S26 W13 S30 E39 CAN=[YR=1993] E13 N6 W13 S6 $ N6 E13 N24 $ S30 E13 N30 $.

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	009100	C	UTILITY	0	0003	CI	0.00	0.00	106,455.00	SF		1.00	1.00	1.00	10.00	10.00	1,064,550							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,064,550 Market: 0 Agricultural: 0 Common: 1,064,550 PRINTED 08/06/2024 BY SYS

THAT PORTION BOUNDED N BY BLK
267 W & S BY SEC LINE 25 & E
BY SO 15TH ST EX PAR 1-5

CONTINENTAL CABLEVISION OF JACKSONVILLE INC
ONE COMCAST CENTER, 32ND FLR
PHILADELPHIA, PA 19103

2024

25-3N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

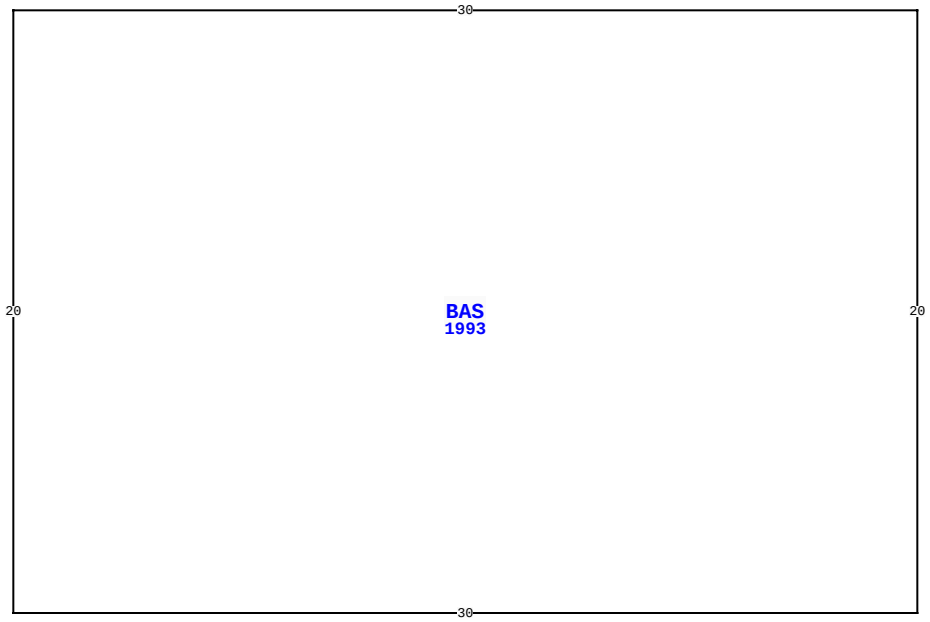
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	4,456
TOTALS	600		600	4,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	600	81.1566	37.13	22,278	1978	1978	0	0	0	80.00	20.00

2 STOR WAREH – 0% - 0 Heated Area: 600 HX Base Yr



1600 S 14TH ST, FERNANDINA BEACH

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XF DATE	06/14/2022	KK	LAND DATE	06/14/2022 KK
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GRANTEE: CONTINENTAL CABLEVI						
0506/1193	12/01/1986	MS	U	I		46,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S20 E30 N20$.

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
11	0811	CONCRETE B	0	0	4	163	652.00	SF	5.20	5.20	100	1997	1997	3	73	2,475	
12	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	1997	1997	3	100	500	
13	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	20	700	
14	0351	CARPORT MT	0	0	25	21	525.00	SF	10.00	10.00	100	2009	2009	3	40	2,100	
15	0803	ASPHALT C	0	0	0	0	9,633.00	SF	2.00	2.00	100	2013	2013	3	72	13,872	

LAND DESCRIPTION

TOTAL OB/XF 19,647

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 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,064,550 Market: 0 Agricultural: 0 Common: 1,064,550 PRINTED 08/06/2024 BY SYS