

IN OR 2282/205
EX R/W OR 747/748
EX 35-2 & 35-3

ISLAND GROVE LEASEHOLD LLC
96435 PINE GROVE RD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-0000-0035-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	13	100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		18 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	1720	MEDICAL OFFICE

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	63	100	63	14,118
BAS	3,390	100	3,390	759,686
CAN	803	30	241	54,007
DCK	100	10	10	2,241
DCK	100	10	10	2,241
FST	844	50	422	94,569
STR	27	10	3	672
STR	35	10	4	896

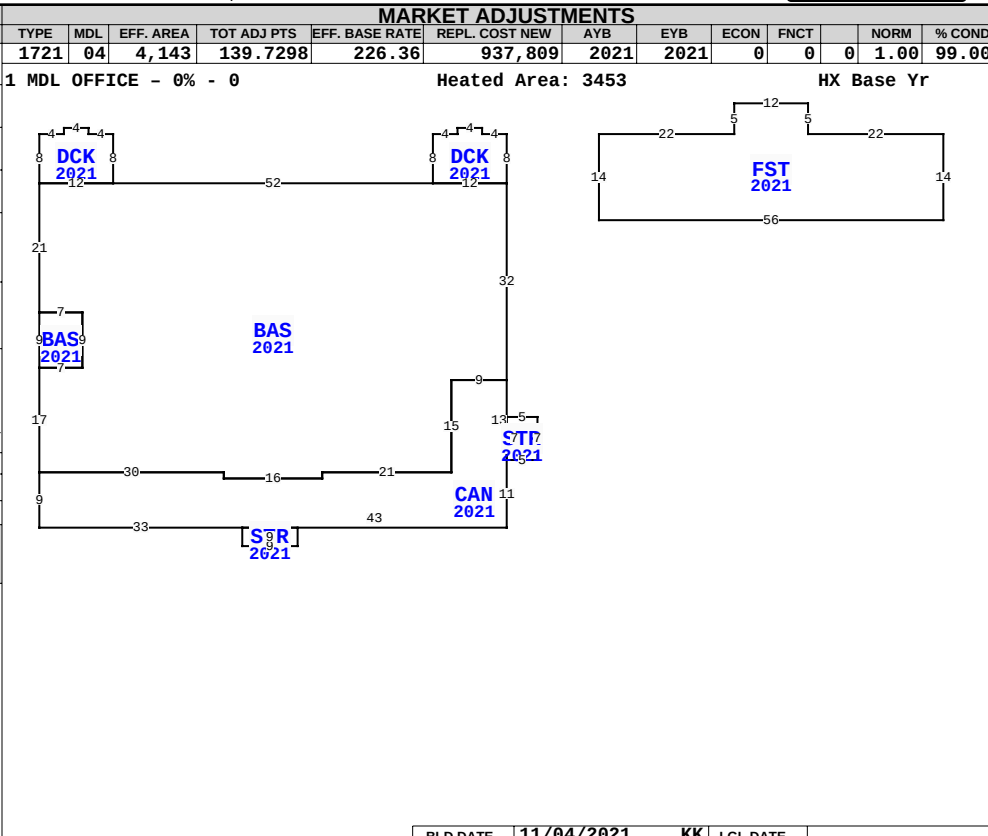
TOTALS	5,362		4,143	928,431
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EXTRA FEATURES

L N	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	7,686.00	SF	2.00	2.00	100	2021	2021	3	88	13,527	
2	0400	CONC CURB	0	0	0	342.00	LF	15.00	15.00	100	2021	2021	3	99	5,079	
3	0812	CONCRETE C	0	0	0	1,792.00	SF	4.00	4.00	100	2021	2021	3	99	7,096	
4	0402	CONC BUMPE	0	0	0	2.00	UT	25.00	25.00	100	2021	2021	3	99	50	
5	0810	CONCRETE A	0	0	52	52.00	SF	6.50	6.50	100	2021	2021	3	99	335	
6	0810	CONCRETE A	0	0	0	130.00	SF	6.50	6.50	100	2021	2021	3	99	837	
7	0972	ST LGHT UN	0	0	0	7.00	UT	1,897.50	1,897.50	100	2021	2021	3	98	13,017	
8	0819	CONC 12"	0	0	0	21.00	SF	9.50	9.50	100	2021	2021	3	99	198	
9	0648	LIGHTS-AV	0	0	0	4.00	UT	140.00	140.00	100	2021	2021	3	93	521	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001910	C	MEDICAL OF	0	0004	CG	0.00	0.00	39,434.00	SF		1.00	1.00	1.00	10.00	10.00	394,340							



96425 PINE GROVE RD, FERNANDINA BEACH

BLD DATE	11/04/2021	KK	LGL DATE	
XF DATE	11/04/2021	KK	LAND DATE	11/04/2021
INC DATE			AG DATE	

TOTAL OB/XF 40,660

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001910	C	MEDICAL OF	0	0004	CG	0.00	0.00	39,434.00	SF		1.00	1.00	1.00	10.00	10.00	394,340							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	928,431		
TOTAL MARKET OB/XF VALUE	40,660		
TOTAL LAND VALUE - MARKET	394,340		
TOTAL MARKET VALUE	1,363,431		
SOH/AGL Deduction	281,490		
ASSESSED VALUE	1,081,941		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,081,941		
TOTAL JUST VALUE	1,363,431		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,377,759		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001860	OTHER-SITE WORK	100,000	03/11/2020
19005036	NEW CONSTR	750,000	07/09/2019

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2282/0205	5/17/2019	WD U	V	30		139,400

SALES DATA

GRANTOR: LOVETT LEAH K DMD PA						
GRANTEE: ISLAND GROVE LEASEH						
1880/0239	9/11/2013	WD	Q	V	02	215,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: LOVETT LEAH K DMD P						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2021] W4 N1 W4 S1 W4 S8 BAS=[YR=2021] W52
DCK=[YR=2021] N8 W4 N1 W4 S1 W4 S8 E12\$ W12 S21
BAS=[YR=2021] S9 E7 N9 W7\$ E7 S9 W7 S17 CAN=[YR=2021] S9
E33 STR=[YR=2021] S3 E9 N3 W9\$ E43 N11 STR=[YR=2021] E5 N7
W5 S7\$ N13 W9 S15 W21 S1 W16 N1 W30\$ E30 S1 E16 N1 E21 N15 E9
N32 W12\$ E12 N8\$ PTR= E15 FST=[YR=2021] E22 N5 E12 S5 E22
S14 W56 N14\$ W15\$.