

LOTS 67 & S1/2 OF 97 &
SE 17.10 FT OF 68 &
SE 17.10 FT OF NW1/2 OF 97

MCGRATH COMMERCIAL PROPERTIES
1411 SOUTH 14TH STREET STE #D
FERNANDINA BEACH, FL 32034

2024

50-3N-27-4720-0067-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	16	100
Frame	02	WOOD FRAME 100
Story Height	10	100
RMS	12	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1720	MEDICAL OFFICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	138,609
DCK	48	10	5	289
DCK	382	10	38	2,195
TOTALS	2,830		2,443	141,092

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0812	CONCRETE C	0	0	0	0	6,595.00	SF	4.00	4.00	100	2009	2009	3	90	23,742	
2	0811	CONCRETE B	0	0	0	0	822.00	SF	5.20	5.20	100	2009	2009	3	90	3,847	
3	0400	CONC CURB	0	0	0	0	370.00	LF	15.00	15.00	100	2009	2009	3	93	5,162	
4	0097	AWNING CN	0	0	0	0	13.00	SF	65.00	65.00	100	2009	2009	3	56	473	
5	0810	CONCRETE A	0	0	16	9	144.00	SF	6.50	6.50	100	2009	2009	3	90	842	
6	0424	CL FNC 6'	0	0	0	0	38.00	LF	20.00	20.00	100	2009	2009	3	76	578	
7	0810	CONCRETE A	0	0	10	9	90.00	SF	6.50	6.50	100	2009	2009	3	90	527	
8	0424	CL FNC 6'	0	0	0	0	28.00	LF	20.00	20.00	100	2009	2009	3	76	426	
9	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2009	2009	3	76	912	
10	0424	CL FNC 6'	0	0	0	0	404.00	LF	20.00	20.00	100	2009	2009	3	76	6,141	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	001901	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1709	04	2,443	110.7225	90.24	220,456	2009	2009	0	0	0	36.00	64.00	
1 MH OFFICE - 0% - 0													
Heated Area: 2400													
HX Base Yr													
850970 US HWY 17, YULEE													
BLD DATE		02/04/2022		KK		LGL DATE		04/03/2023		DCA			
XF DATE		02/04/2022		KK		LAND DATE							
INC DATE						AG DATE							

TOTAL OB/XF													
42,650													

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42,650													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		250,348	
TOTAL MARKET OB/XF VALUE		66,210	
TOTAL LAND VALUE - MARKET		130,389	
TOTAL MARKET VALUE		446,947	
SOH/AGL Deduction		103,772	
ASSESSED VALUE		343,175	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		343,175	
TOTAL JUST VALUE		446,947	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		471,446	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326969	CO ISSUED	0	06/13/2013
C22667	CO ISSUED	0	12/14/2009
E22249	ELEC OTHER	0	11/01/2009
E0922169	ELEC OTHER	2,000	10/01/2009
P0913964	OTHER	0	10/01/2009
E22136	ELEC OTHER	2,000	09/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1596/0633	12/09/2008	WD	Q	V	
GRANTOR: ISLE OF PALMS LC					
GRANTEE: MCGRATH COMMERCIAL					
0861/0368	12/31/1998	WD	Q	V	
GRANTOR: MIXON JAMES C & FRANC					
GRANTEE: ISLE OF PALMS LC					

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2009] W40 S54 DCK=[YR=2009] W7 S16 E34 N10 W27 N6\$ S6 E40 N51 DCK=[YR=2009] E6 N8 W6 S8\$ N9\$.													

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