UNIT A
FOURTEENTH STREET PROFESSIONAL PLAZA

AMELIA RESPIRATORY & SLEEP MEDICINE LLC
1411 SOUTH 14TH ST UNIT A
FERNANDINA BEACH, FL 32034

2025

00-00-30-0255-000A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03
DOR CODE	0417	CONDO OFFICE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,665			1,665	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0255000		1,665				1985	1985	100	100	0		

1 CONDO – 0% - 2025 HX Base Yr

1411 S 14TH ST A, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	200,633
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	200,633
SOH/AGL Deduction	0
ASSESSED VALUE	200,633
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,633
TOTAL JUST VALUE	200,633
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2720/1034	6/20/2024	WD	U	I	30	340,000
GRANTOR: BEACON ASSETS LLC						
GRANTEE: AMELIA RESPIRATORY						
2394/0701	9/15/2020	WD	U	I	37	135,000
GRANTOR: STERLING MEDICAL PART						
GRANTEE: BEACON ASSETS LLC						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS