LOT 5 & 1/8 INT IN TRACT B
IN OR 2051/614
MAGNOLIA POINT PB 5/344

1885 SOUTH 14TH LLC
1786 ARBOR DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-037M-0005-0000

BUILDING CHARACTERISTICS

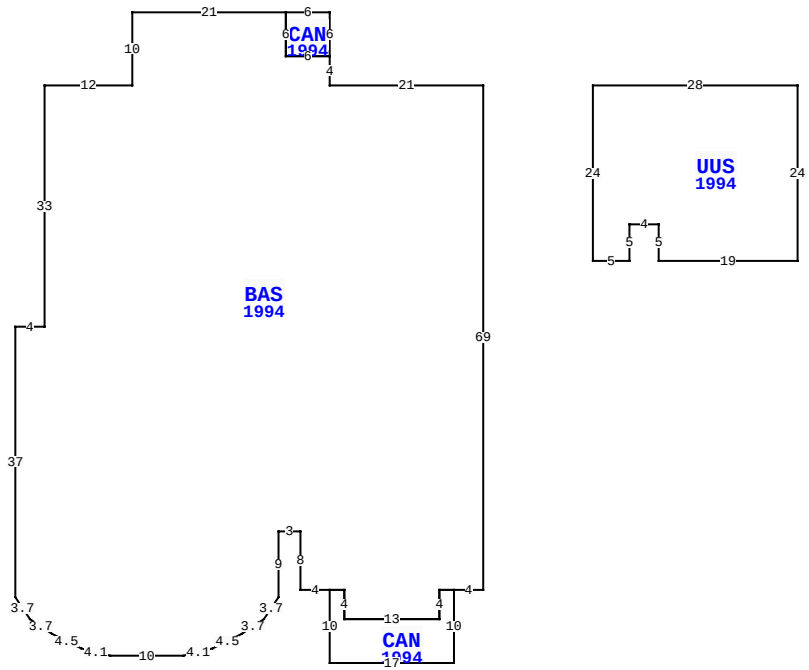
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		22 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		19 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1720	MEDICAL OFFICE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,800	100	1994	4,800	560,578
CAN	36	30	1994	11	1,284
CAN	118	30	1994	35	4,087
UUS	652	50	1994	326	38,073
TOTALS	5,606			5,172	604,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	5,172	109.3950	176.95	915,185	1994	1994	0	0	0	34.00	66.00

1 MDL OFFICE – 0% - 0 Heated Area: 4800 HX Base Yr



BLD DATE	10/18/2024 KW	LGL DATE	
XF DATE	10/18/2024 KW	LAND DATE	01/13/2022 KK
INC DATE		AG DATE	

1885 S 14TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	604,022
TOTAL MARKET OB/XF VALUE	13,145
TOTAL LAND VALUE - MARKET	242,530
TOTAL MARKET VALUE	859,697
SOH/AGL Deduction	213,752
ASSESSED VALUE	645,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	645,945
TOTAL JUST VALUE	859,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	871,652

BROOKS REHABILITATION OUTPATIENT CLINIC – FERNANDI

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005021	REPAIR EXTERIOR/I	15,000	04/26/2024
R1615586	REPAIR/RRF	16,400	12/01/2016
M1318544	H/AC	0	07/01/2013
281	NEW CONSTR	196,367	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2051/0614	6/07/2016	WD	Q	I	02	500,000
GRANTOR: MANNING MARK V & DIXI						
GRANTEE: 1885 SOUTH 14TH LLC						
0674/1098	1/29/1993	WD	Q	V		71,500
GRANTOR: TRIANGLE INVESTMENT						
GRANTEE: MANNING MARK & DIXI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=0,0] W21 N4 W6 N6 W21 S10 W12 S33 W4 S37 D3R2 D2R3 D2R4 D1R4 E10 U1R4 U2R4 U2R3 U3R2 N9 E3 S8 E4 E2 S4 E13 N4 E2 E4 N69 $
UUS=[YR=1994;ORIG=15,0] E28 S24 W19 N5 W4 S5 W5 N24 $
CAN=[YR=1994;ORIG=-21,69] S10 E17 N10 W2 S4 W13 N4 W2 $
CAN=[YR=1994;ORIG=-21,-4] N6 W6 S6 E6 $
PTR=[ORIG=0,0] E15 W15 $
.

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	0811	CONCRETE B	0	0	0	0	950.00	SF	5.20	5.20	100	1994	1994	3	66	3,260	
2	0803	ASPHALT C	0	0	0	0	9,230.00	SF	2.00	2.00	100	1994	1994	3	50	9,230	
3	0400	CONC CURB	0	0	0	0	59.00	LF	15.00	15.00	100	1994	1994	3	74	655	

LAND DESCRIPTION

TOTAL OB/XF 13,145

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	001901	C	MEDICAL OF	0	0003	CI	0.00	0.00	24,253.00	SF		1.00	1.00	1.00	10.00	10.00	242,530							

REVIEW DATE 10/18/2024 BY KW Total Acres: 0.00 Total Land Value: 242,530 Market: 0 Agricultural: 0 Common: 242,530 PRINTED 07/30/2025 BY SYS