

LOT 6 & 1/8 INT IN TRACT B
IN OR 1072/1227-1230
MAGNOLIA POINT PB 5/344

FIRST FEDERAL BANK OF FLORIDA
ATTN: DAVID BREWER EVP CFO, PO BOX 2029
LAKE CITY, FL 32056-2029

2025

00-00-30-037M-0006-0000

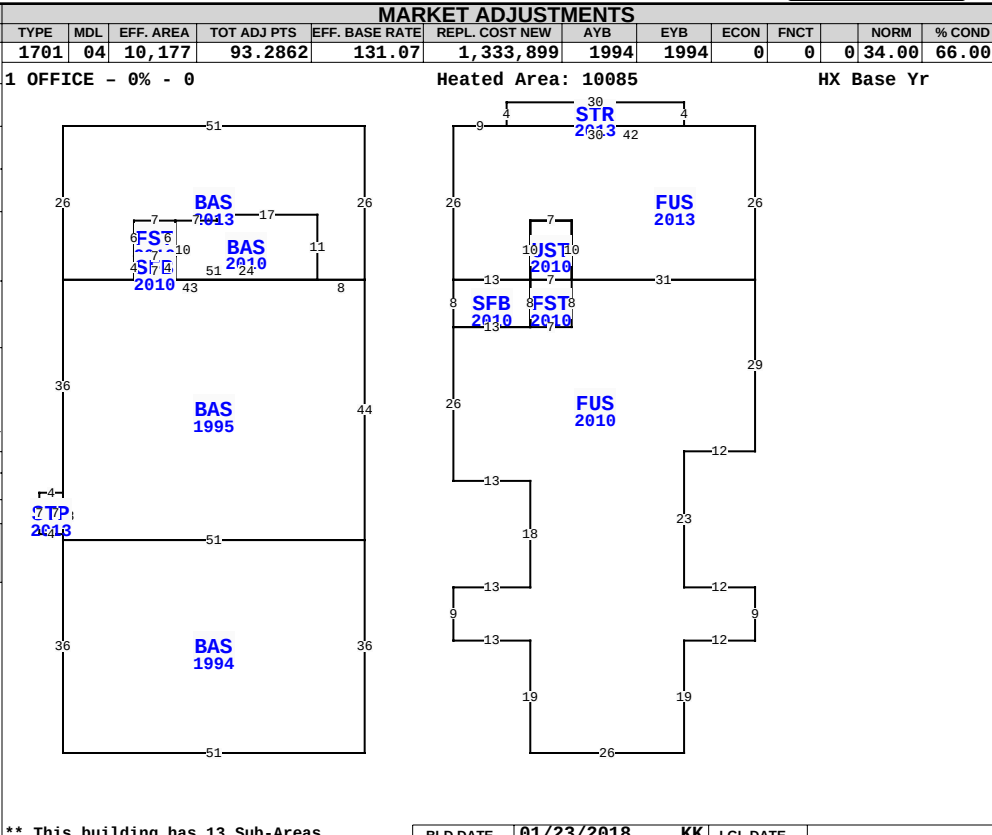


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 60
Exterior Wall	05 AVERAGE 40
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Ceiling	03 FIN.SUSPD 100
Air Condition	01 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	18 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	27 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 OWNER OCC 100
Quality	03 Quality Level 03
DOR CODE	1700 OFFICE BUILDINGS
MAP NUM	MKT AREA 02

NEIGHBORHOOD/LOC 2002.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1994	1,836	158,826
BAS	2,244	100	1995	2,244	194,120
BAS	257	100	2010	257	22,232
BAS	1,326	100	2013	1,326	114,707
FST	42	50	2010	21	1,816
FST	56	50	2010	28	2,422
FUS	3,061	100	2010	3,061	264,795
FUS	1,256	100	2013	1,256	108,652
SFB	28	80	2010	22	1,903
SFB	104	80	2010	83	7,180
TOTALS	10,428			10,177	880,373

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	13,050.00	SF	4.00
2	0400	CONC CURB	0	0	0	0	81.00	LF	15.00
3	0097	AWNING CN	0	0	0	0	20.00	SF	65.00
4	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00
5	1242	WD DECK A	0	0	35	4	140.00	SF	10.00
6	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00
7	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00
8	0811	CONCRETE B	0	0	0	0	548.00	SF	5.20
9	4950	BOLLARD	0	0	0	0	7.00	UT	100.00
10	0400	CONC CURB	0	0	0	0	15.00	LF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001800	C	MULTISTORY	0	0003	CI	0.00	0.00	26,303.00



** This building has 13 Sub-Areas

1887 S 14TH ST, FERNANDINA BEACH

BLD DATE	01/23/2018	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
100	1994	1994	3	66
100	1994	1994	3	74
100	2010	2010	3	56
100	2010	2010	3	100
100	2013	2013	3	55
100	1994	1994	3	32
100	2013	2013	3	83
100	2013	2013	3	93
100	2013	2013	3	100
100	2013	2013	3	95

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
SF		1.00	1.00	1.00	10.00	10.00	263,030		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			880,373
TOTAL MARKET OB/XF VALUE			55,353
TOTAL LAND VALUE - MARKET			263,030
TOTAL MARKET VALUE			1,198,756
SOH/AGL Deduction			0
ASSESSED VALUE			1,198,756
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,198,756
TOTAL JUST VALUE			1,198,756
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,234,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326237	NEW CONSTR	0	06/01/2013
M1318399	H/AC	0	06/01/2013
C23943	C0 ISSUED	0	03/22/2011
M15765	H/AC	0	11/01/2010
B21166	XFOB	10,000	03/01/2008
506	NEW CONSTR	179,152	09/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1072/1229	8/02/2002	PR	Q	I	06
GRANTOR: WILLIAMS QUINNIE R SR					
GRANTEE: FIRST NATIONAL BANK					
1072/1227	8/02/2002	WD	Q	I	06
GRANTOR: LAYLAND MICHAEL A					
GRANTEE: FIRST NATIONAL BANK					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2013] W51 S26 BAS=[YR=1995] S36 STP=[YR=2013] W4 S7 E4 N7\$ S8 BAS=[YR=1994] S36 E51 N36 W51\$ E51 N44 W8 BAS=[YR=2010] N11 W17 S1 W7 FST=[YR=2010] W7 S6 SFB=[YR=2010] S4 E7 N4 W7\$ E7 N6\$ S10 E24\$ W43\$ E51 N26\$ PTR= E15 FUS=[YR=2013] E9 STR=[YR=2013] N4 E30 S4 W30\$ E42 S26 FUS=[YR=2010] S29 W12 S23 E12 S9 W12 S19 W26 N19 W13 N9 E13 N18 W13 N26 SFB=[YR=2010] N8 E13 S8 W13\$ E13 FST=[YR=2010] E7 N8 W7 S8\$ N8UST=[YR=2010] E7 N10 W7 S10\$ N10 E7 S10 E31\$ W31 N10 W7 S10 W13 N26\$ W15\$.									

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