PT OF LOT 4 IN OR 2575/604
SUB OF SEC 30-3N-28E PBK 1/5

FRIENDS OF SP LLC
608 S 8TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

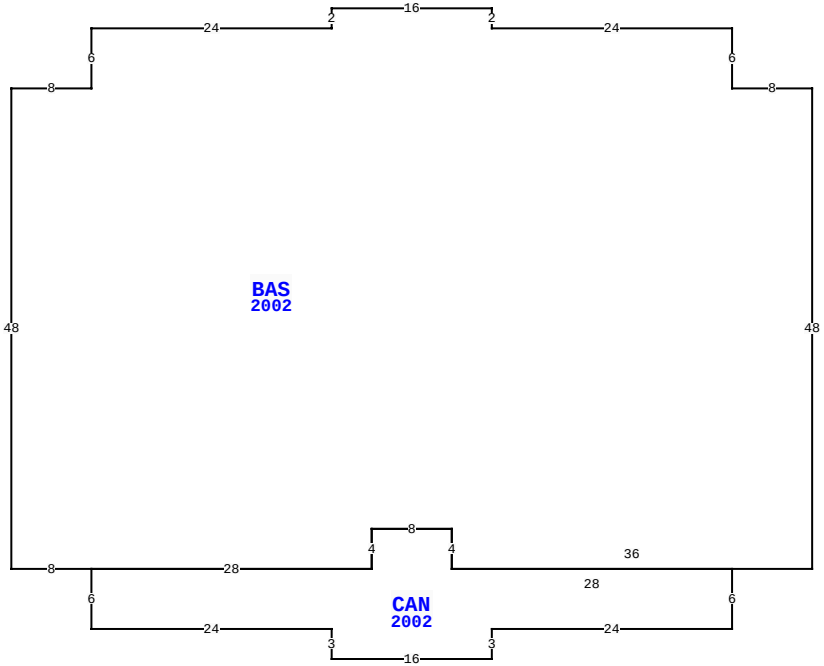
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 90
Interior Floo	14	CARPET 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1900	PROFESSIONAL BLDG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,224	100	2002	4,224	519,079
CAN	464	30	2002	139	17,082
TOTALS	4,688			4,363	536,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	4,363	94.9660	153.61	670,200	2002	2002	0	0	0	20.00	80.00

1 MDL OFFICE – 0% - 2023 Heated Area: 4224 HX Base Yr



1541 S 14TH ST, FERNANDINA BEACH

BLD DATE	11/30/2018	KK	LGL DATE		
XF DATE	11/30/2018	KK	LAND DATE	04/16/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	536,160
TOTAL MARKET OB/XF VALUE	2,896
TOTAL LAND VALUE - MARKET	276,125
TOTAL MARKET VALUE	815,181
SOH/AGL Deduction	0
ASSESSED VALUE	815,181
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	815,181
TOTAL JUST VALUE	815,181
NCON VALUE	0
INCOME VALUE	1,305,258
PREVIOUS YEAR MKT VALUE	829,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/0604	6/30/2022	WD	Q	I	01	1,000,000
GRANTOR: GLORY DWELLERS LLC						
GRANTEE: FRIENDS OF SP LLC						
2412/1654	11/30/2020	WD	Q	I	02	618,000
GRANTOR: AGALIOTIS DIMITRIOS P						
GRANTEE: GLORY DWELLERS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W8 N6 W24 N2 W16 S2 W24 S6 W8 S48 E8
CAN=[YR=2002] S6 E24 S3 E16 N3 E24 N6 W28 N4 W8 S4 W28$ E28 N4 E8 S4 E36 N48$.

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	0646	LWN SPRK H	0	0	0	0	48.00	UT	2.00	2.00	100	2001	2001	3	25	24	
2	0810	CONCRETE A	0	0	0	0	28.00	SF	6.50	6.50	100	2002	2002	3	80	146	
3	0855	CONC PAVER	0	0	7	3	21.00	SF	10.00	10.00	100	2002	2002	3	80	168	
4	0810	CONCRETE A	0	0	0	0	472.00	SF	6.50	6.50	100	2002	2002	3	80	2,454	
5	0855	CONC PAVER	0	0	0	0	13.00	SF	10.00	10.00	100	2002	2002	3	80	104	

LAND DESCRIPTION

TOTAL OB/XF 2,896

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	C-2	0.00	0.00	11,045.00	SF		1.00	1.00	1.00	25.00	25.00	276,125							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.25 Total Land Value: 276,125 Market: 0 Agricultural: 0 Common: 276,125 PRINTED 07/30/2025 BY SYS