N1/2 OF LOT 37 E OF SO 14TH ST
& EX S-10 OF LOT 37
PT OR 1749/584

KEYSTONE PLAZA LLC
PO BOX 16987
FERNANDINA BEACH, FL 32035

2025

00-00-30-0800-0037-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1927 ISLAND WALK WAY, FERNANDINA BEACH

BLD DATE	09/09/2021	KK	LGL DATE	04/08/2025 DC
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,675
TOTAL LAND VALUE - MARKET	310,680
TOTAL MARKET VALUE	321,355
SOH/AGL Deduction	62,460
ASSESSED VALUE	258,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,895
TOTAL JUST VALUE	321,355
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1749/0584	7/22/2011	WD	Q	I	01	1,100,000
GRANTOR: ALL-SERVICE REALTY IN						
GRANTEE: KEYSTONE PLAZA LLC						
1231/1422	5/19/2004	WD	Q	V		225,000
GRANTOR: SPICER W THOMAS						
GRANTEE: ALL-SERIVCE REALTY						

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
1	0940	SHEDS/PORT	0	0	24	14	336.00	SF	30.00	30.00	100	2021	2021	3	90	9,072	
2	0443	STK FNC 6'	0	0	0	0	229.00	LF	10.00	10.00	100	2016	2016	3	70	1,603	

LAND DESCRIPTION

TOTAL OB/XF 10,675

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	001000	C	COMMERCIAL	0	0006	CI	185.00	189.00	34,520.00	SF		1.00	1.00	1.00	9.00	9.00	310,680							

REVIEW DATE 09/09/2021 BY KK Total Acres: 0.81 Total Land Value: 310,680 Market: 0 Agricultural: 0 Common: 310,680 PRINTED 07/30/2025 BY SYS