

PT OF LOT 38 W OF 14TH ST
PT OR 1749/584
PT OF ABDN ALLEY OR 523/627

KEYSTONE PLAZA LLC/
PO BOX 16987
FERNANDINA BEACH, FL 32035

2025

00-00-30-0800-0038-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	17	CB STUCCO 60								1602	04	10,431	87.8864	91.84	957,983	1983	1993	0	0	0	34.10	65.90																	
Exterior Wall	15	CONC BLOCK 40								1 NBHD SHOP - 0% - 0										Heated Area: 10248										HX Base Yr									
Roof Structure	04	WOOD TRUSS 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	14	CARPET 60																																					
Interior Floor	07	CORK/VTILE 40																																					
Ceiling	02	F.NOT SUS 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Fixtures	16	100																																					
Frame	03	MASONRY 100																																					
Story Height	10	100																																					
RMS	24	100																																					
Stories	1.	1. 100																																					
Units	0	100																																					
BUD8 Adjustme	05	DIST 1A 100																																					
Occupancy	00	NONE 100																																					
Quality	03	Quality Level 03																																					
DOR CODE	1600	COMMUNITY SHOPPING																																					
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	10,248	100	1993	10,248	620,235																																		
CAN	360	30	1993	108	6,537																																		
PTO	320	5	1993	16	968																																		
PTO	1,172	5	1993	59	3,571																																		
TOTALS	12,100			10,431	631,311																																		
EXTRA FEATURES																																							
L N	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	0978	SECURITY LT	0	0	0	0	9.00	UT	450.00	450.00	100	2005	2005	3	64	2,592																							
2	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1999	1999	3	45	1,139																							
3	0803	ASPHALT C	0	0	0	0	16,817.00	SF	2.00	2.00	100	2005	2005	3	54	18,162																							
4	1126	CB/STC 8"	0	0	76	3	228.00	SF	8.00	8.00	100	1983	1983	3	38	693																							
5	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1999	1999	3	45	225																							
6	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1997	1997	3	79	79																							
7	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50	6.50	100	2005	2005	3	84	131																							
8	0810	CONCRETE A	0	0	17	6	102.00	SF	6.50	6.50	100	2005	2005	3	84	557																							
9	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	1998	1998	3	100	500																							
10	0402	CONC BUMPE	0	0	0	0	25.00	UT	25.00	25.00	100	2011	2011	3	94	588																							
LAND DESCRIPTION																																							
TOTAL OB/XF 24,666																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	001610	C	SH CTR NHD	0		CI	260.00	118.00	34,588.94	SF		1.00	1.00	1.00	12.00	12.00	415,067																						
REVIEW DATE 07/14/2021 BY KK Total Acres: 0.00 Total Land Value: 415,067 Market: 0 Agricultural: 0 Common: 415,067 PRINTED 07/30/2025 BY SYS																																							

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