UNIT S103
PARK & 14TH CONDO OR 1421/1973

BUCHANAN LAND COMPANY LLC
217 CENTRE ST #4
FERNANDINA BEACH, FL 32034

2025

00-00-31-102U-S103-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Desirability	S 14 ST	S 14 ST 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03
DOR CODE	0417	CONDO OFFICE

MAP NUM | MKT AREA 01

NEIGHBORHOOD/LOC 1096.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,132			1,132	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1028200		1,132				2006	2006	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

1880 S 14TH ST 103, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	251,021
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	251,021
SOH/AGL Deduction	18,990
ASSESSED VALUE	232,031
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,031
TOTAL JUST VALUE	251,021
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081033	SIGN	450	06/18/2008
20080771	H/AC	6,500	05/07/2008
20080772	ELEC OTHER	8,000	05/07/2008
20080649	OTHER	3,000	04/21/2008
20080628	ADDITION	46,000	04/15/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2293/1440	5/21/2019	QC	U	I	11	100
GRANTOR: PARK & 14TH						
GRANTEE: BUCHANAN LAND COMPA						
2245/0221	12/20/2018	SW	U	I	30	400,000
GRANTOR: AMELIA PARK TOWN CENT						
GRANTEE: BUCHANAN LAND COMPA						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS