LOT 1 & N'LY 20 FT OF LOT 2
IN OR 2171/1671
FIRST COAST ESTATES PB 5/205

OBRIEN REAL ESTATE HOLDING LLC
1844 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-127A-0001-0000

BUILDING CHARACTERISTICS

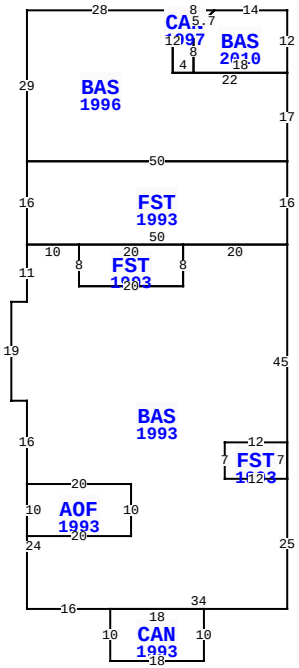
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		15 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		17 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1720	MEDICAL OFFICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	200	100	1993	200	17,493
BAS	3,397	100	1993	3,397	297,124
BAS	1,186	100	1996	1,186	103,735
BAS	208	100	2010	208	18,193
CAN	180	30	1993	54	4,723
CAN	56	30	1997	17	1,487
FST	84	50	1993	42	3,674
FST	160	50	1993	80	6,997
FST	800	50	1993	400	34,987
TOTALS	6,271			5,584	488,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	5,584	94.8693	153.45	856,865	1990	1990	0	0	0	43.00	57.00

1 MDL OFFICE – 0% - 0 Heated Area: 4991 HX Base Yr



1868 S 14TH ST, FERNANDINA BEACH

BLD DATE	01/13/2022 KK	LGL DATE	
XF DATE		LAND DATE	04/17/2025 DC
INC DATE		AG DATE	

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	0812	CONCRETE C	0	0	0	0	14,182.00	SF	4.00	4.00	100	1990	1990	3	57	32,335	
2	0400	CONC CURB	0	0	0	0	36.00	LF	15.00	15.00	100	1990	1990	3	66	356	
3	0443	STK FNC 6'	0	0	0	0	215.00	LF	10.00	10.00	100	1990	1990	3	20	430	
4	0446	BOX FNC 6'	0	0	0	0	13.00	LF	20.00	20.00	100	1990	1990	3	20	52	
5	0446	BOX FNC 6'	0	0	0	0	177.00	LF	20.00	20.00	100	1996	1996	3	20	708	
6	0811	CONCRETE B	0	0	0	0	811.00	SF	5.20	5.20	100	1996	1996	3	70	2,952	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	488,413
TOTAL MARKET OB/XF VALUE	36,833
TOTAL LAND VALUE - MARKET	532,500
TOTAL MARKET VALUE	1,057,746
SOH/AGL Deduction	264,309
ASSESSED VALUE	793,437
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	793,437
TOTAL JUST VALUE	1,057,746
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	974,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150882	REMODEL	2,000	04/23/2015
20150830	REMODEL	500	04/17/2015
20141383	REPAIR/RRF	11,000	06/26/2014
20101028	H/AC	5,400	06/22/2010
9678-B	ADDITION	56,000	03/15/1996
5742B	NEW CONSTR	250,000	01/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2171/1671	11/20/2017	QC	U	I	11	100
GRANTOR: O'BRIEN JAMES M & TIN						
GRANTEE: O'BRIEN REAL ESTATE						
0567/0311	4/07/1989	WD	Q	V		83,800
GRANTOR: BRANDON & LANE						
GRANTEE: O'BRIEN JAMES M						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W50 S16 BAS=[YR=1993] S11 W3 S19 E3 S16
AOF=[YR=1993] E20 S10 W20 N10 $ S24 E16 CAN=[YR=1993] S10 E18
N10 W18 $ E34 N25 FST=[YR=1993] N7 W12 S7 E12 $ N45 W20
FST=[YR=1993] W20 S8 E20 N8 $ S8 W20 N8 W10 $ E50 N16 $
BAS=[YR=1996] N17 BAS=[YR=2010] N12 W14 CAN=[YR=1997] W8 S12
E4 N8 U4 R4 $ D4 L4 S8 E18 $ W22 N12 W28 S29 E50 $.

LAND DESCRIPTION

TOTAL OB/XF 36,833

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-1	142.00	300.00	42,600.00	SF		1.00	1.00	1.00	12.50	12.50	532,500							

REVIEW DATE 01/13/2022 BY KK Total Acres: 0.98 Total Land Value: 532,500 Market: 0 Agricultural: 0 Common: 532,500 PRINTED 07/30/2025 BY SYS