



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	53	100
Frame	03	MASONRY 100
Story Height	9	100
RMS	38	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA
		01

NEIGHBORHOOD/LOC	2004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,971	100	1993	1,971	79,808
BAS	6,069	100	1993	6,069	245,740
BAS	3,894	100	2021	3,894	157,672
CAN	216	30	1993	65	2,632
CAN	222	30	1993	67	2,713
CAN	228	30	1993	68	2,753
CAN	108	30	2021	32	1,296
CAN	126	30	2021	38	1,539

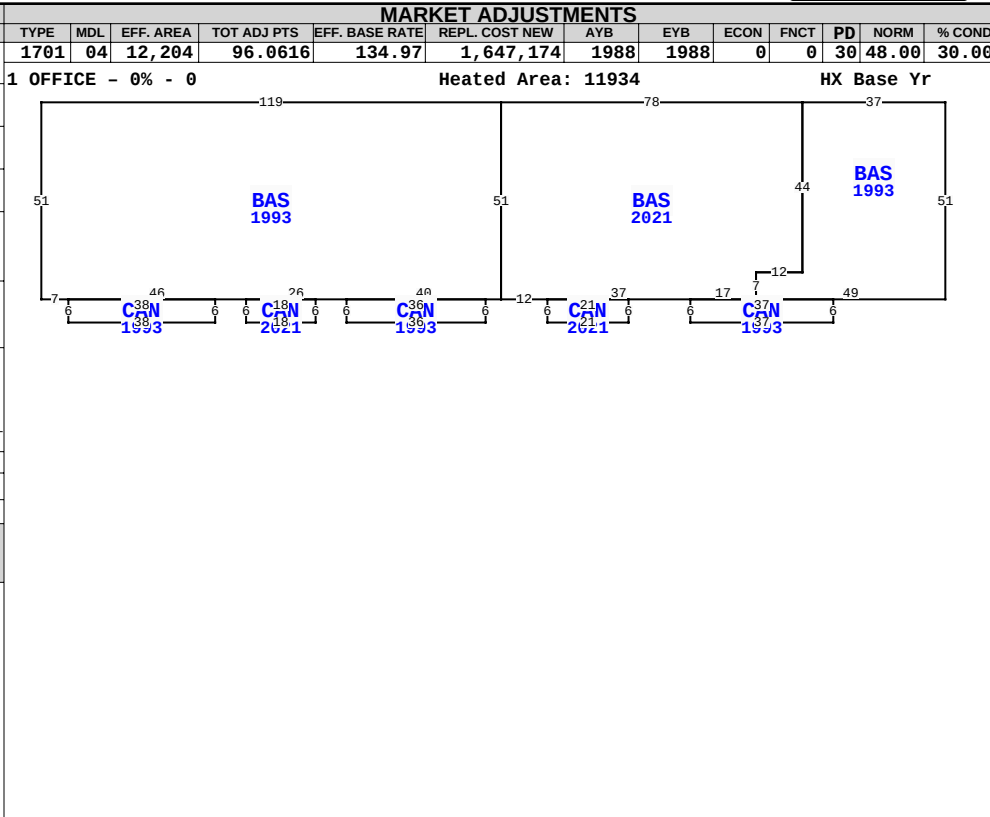
TOTALS	12,834			12,204	494,152
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EXTRA FEATURES

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	0811	CONCRETE B	0	0	0	0	878.00	SF	5.20	5.20	100	1988	1988	3	52	2,374	
2	0856	POROUS CC	0	0	0	0	18,712.00	SF	2.50	2.50	100	1988	1988	3	52	24,326	
3	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	1988	1988	3	25	1,898	
4	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1988	1988	3	25	389	
5	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	1988	1988	3	25	338	
6	1242	WD DECK A	0	0	0	0	104.00	SF	10.00	10.00	100	1995	1995	3	20	208	
7	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	2005	2005	3	22	53	
8	0810	CONCRETE A	0	0	0	0	81.00	SF	6.50	6.50	100	2021	2021	3	99	521	
9	0978	SECURTY LT	0	0	0	0	3.00	UT	225.00	225.00	100	2021	2021	3	96	648	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001700	C	1STORY OFF	0	0003	C-1	0.00	0.00	56,105.00	SF		1.00	1.00	1.00	10.00	10.00	561,050							



1886 S 14TH ST, FERNANDINA BEACH	BLD DATE	10/15/2021	KK	LGL DATE	
	XF DATE			LAND DATE	04/17/2025
	INC DATE			AG DATE	DC

TOTAL OB/XF																	30,755
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	494,152		
TOTAL MARKET OB/XF VALUE	30,755		
TOTAL LAND VALUE - MARKET	561,050		
TOTAL MARKET VALUE	1,085,957		
SOH/AGL Deduction	89,568		
ASSESSED VALUE	996,389		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	996,389		
TOTAL JUST VALUE	1,085,957		
NCON VALUE	0		
INCOME VALUE	20,026,060		
PREVIOUS YEAR MKT VALUE	923,441		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210139	EXTERIOR REMODEL	85,000	02/16/2021
20200046	BUILD OUT UNIT 5	325,000	09/21/2020
20200002	DEMO - INTERIOR	10,000	03/05/2020
20160430	INSTALL ELEC WIRI	800	02/17/2016
20151170	SIGN	500	05/22/2015
20141032	H/AC	4,500	05/19/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2321/0802	11/22/2019	WD U	I	I	37	669,500

GRANTOR: AMELIA PROFESSIONAL P						
GRANTEE: FES FERNANDINA LLC						
0537/0798	2/25/1988	WD	Q	V		202,000
GRANTOR: BRANDON & STUBBS						
GRANTEE: AMELIA PROFESSIONAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 BAS=[YR=2021] W78 BAS=[YR=1993] W119 S51
E7 CAN=[YR=1993] S6 E38 N6 W38\$ E46 CAN=[YR=2021] S6 E18 N6
W18\$ E26 CAN=[YR=1993] S6 E36 N6 W36\$ E40 N51\$ S51 E12
CAN=[YR=2021] S6 E21 N6 W21\$ E37 CAN=[YR=1993] S6 E37 N6
W37\$ E17 N7 E12 N44\$ S44 W12 S7 E49 N51\$.