PT OF LOT 9
PT OR 2499/293 AS TO PARCEL C
ESMT PT OR 747/672

1890 S 14TH STREET LLC
763 CASIANO DR APT B
SANTA BARBARA, CA 93105

2025

00-00-31-127A-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

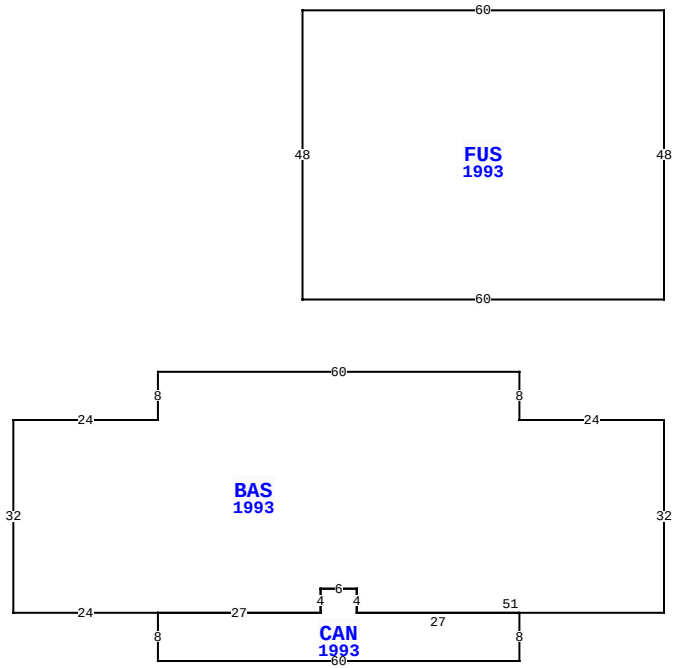
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		8 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1800	MULTI STORY 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
BAS	3,912	100	1993	3,912	309,624
CAN	504	30	1993	151	11,951
FUS	2,880	100	1993	2,880	227,943
TOTALS	7,296			6,943	549,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1701	04	6,943	84.0750	118.13	820,177	1988	2000	0	0	10	23.00	67.00

1 OFFICE – 0% - 0 Heated Area: 6792 HX Base Yr



BLD DATE	03/03/2025 KW	LGL DATE	
XF DATE	03/03/2025 KW	LAND DATE	04/17/2025 DC
INC DATE		AG DATE	

1890 S 14TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	802,409
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	802,409
SOH/AGL Deduction	0
ASSESSED VALUE	802,409
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	802,409
TOTAL JUST VALUE	802,409
NCON VALUE	0
INCOME VALUE	802,409
PREVIOUS YEAR MKT VALUE	802,409

EXECUTIVE PARK _ BLDG 300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2499/0293	9/22/2021	WD	Q	I	05	1,705,000
GRANTOR: KRISTIANN INC						
GRANTEE: 1890 S 14TH STREET						
0747/0633	12/28/1995	WD	U	I	09	600,000
GRANTOR: FEDERAL TRUST PROPERT						
GRANTEE: KRISTIANN INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 N8 W60 S8 W24 S32 E24 CAN=[YR=1993] S8 E60 N8 W27 N4 W6 S4 W27 $ E27 N4 E6 S4 E51 N32 $ PTR= N20 FUS=[YR=1993] N48 W60 S48 E60 $ S20 $.

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	0097	AWNING CN	0	0	0	0	32.00	SF	65.00	65.00	100	2008	2008	3	48	998	

LAND DESCRIPTION

TOTAL OB/XF 998

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	001800	C	MULTISTORY	0	0003	C-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	417,890.00	417,890.00	417,890							

REVIEW DATE 03/03/2025 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS