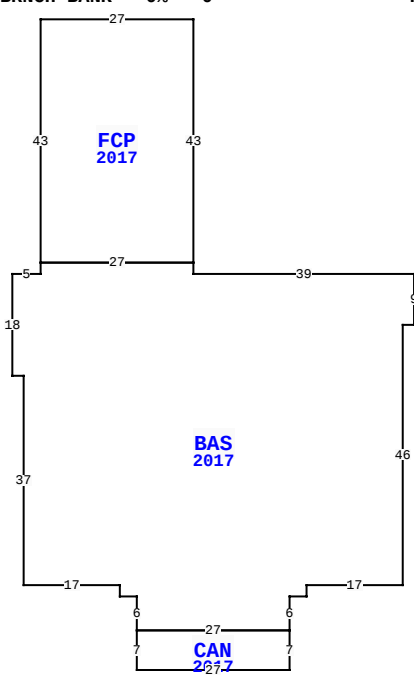


JAX NAVY CREDIT UNION
PO BOX 45085
JACKSONVILLE, FL 32232

00-00-31-127A-0012-0000

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	AP	NORM	% COND	VALUATION BY		STANDARD																					
Exterior Wall		20	FACE BRICK 100		2302	04	4,426	121.3443	234.19	1,036,525	2017	2017	0	20	4.00	76.00	Tax Group: 2		Tax Dist:																					
Roof Structure		04	WOOD TRUSS 100		3 BRNCH BANK - 0% - 0												Heated Area: 4021												HX Base Yr											
Roof Cover		03	COMP SHNGL 100														BUILDING MARKET VALUE												787,759											
Interior Wall		05	DRYWALL 100														TOTAL MARKET OB/XF VALUE												106,915											
Interior Floor		14	CARPET 60														TOTAL LAND VALUE - MARKET												765,000											
Interior Floor		11	CLAY TILE 40														TOTAL MARKET VALUE												1,659,674											
Ceiling		01	FIN.SUSPD 100														SOH/AGL Deduction												142,894											
Air Condition		03	CENTRAL 100														ASSESSED VALUE												1,516,780											
Heating Type		04	AIR DUCTED 100														TOTAL EXEMPTION VALUE												0											
Fixtures		9	100														BASE TAXABLE VALUE												1,516,780											
Frame		03	MASONRY 100														TOTAL JUST VALUE												1,659,674											
Story Height			13 100														NCON VALUE												0											
RMS			18 100		INCOME VALUE																																			
Stories		1.	1. 100		PREVIOUS YEAR MKT VALUE												1,500,000																							
Units			0 100																																					
Occupancy		00	NONE 100																																					
Quality		04	Quality Level 04																																					
DOR CODE		2300	FINANCIAL BLDG																																					
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	4,021	100	2017	4,021	715,675																																			
CAN	189	30	2017	57	10,145																																			
FCP	1,161	30	2017	348	61,938																																			
TOTALS		5,371			4,426	787,759																																		
EXTRA FEATURES										1900 S 14TH ST, FERNANDINA BEACH										BLD DATE 11/30/2018 KK LGL DATE 04/17/2025 DC																				
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	0803	ASPHALT C	0	0	0	0	24,636.00	SF	2.00	2.00	100	2017	2017	3	78	38,432																								
2	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2017	2017	3	90	11,385																								
3	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2017	2017	3	90	900																								
4	0400	CONC CURB	0	0	0	0	1,310.00	LF	15.00	15.00	100	2017	2017	3	97	19,061																								
5	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2017	2017	3	90	405																								
6	0812	CONCRETE C	0	0	0	0	1,066.00	SF	4.00	4.00	100	2017	2017	3	96	4,093																								
7	0850	PEBBLE WLK	0	0	0	0	42.00	SF	3.50	3.50	100	2017	2017	3	96	141																								
8	0811	CONCRETE B	0	0	0	0	571.00	SF	5.20	5.20	100	2017	2017	3	96	2,850																								
9	1123	CB 8"	0	0	0	0	264.00	SF	6.15	6.15	100	2017	2017	3	96	1,559																								
10	0810	CONCRETE A	0	0	18	12	216.00	SF	6.50	6.50	100	2017	2017	3	96	1,348																								
LAND DESCRIPTION										TOTAL OB/XF										80,174																				
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	002300	C	FINANCIAL	0	0003	C-1	200.00	306.00	61,200.00	SF		1.00	1.00	1.00	12.50	12.50	765,000																							
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REVIEW DATE	07/12/2024	BY	KBA	Total Acres: 1.40	Total Land Value: 765,000	Market: 0	Agricultural: 0	Common: 765,000	PRINTED 07/30/2025 BY SYS
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