UNIT 1
ISLAND PROFESSIONAL PLAZA
CONDO OR 576/444

C & S LANDS LLC
1894 S 14TH ST SUITE 2
FERNANDINA BEACH, FL 32034

2025

00-00-31-142P-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Desirability	OFFICE	OFFICE 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03
DOR CODE	0417	CONDO 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
TOTALS	1,508			1,508	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1427100		1,508				1989	1989	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

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

1894 S 14TH ST 1, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	277,472
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	277,472
SOH/AGL Deduction	0
ASSESSED VALUE	277,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,472
TOTAL JUST VALUE	277,472
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081042	H/AC	4,500	06/19/2008
20080485	REPAIR/RRF	18,864	03/25/2008
20070298	REPAIR/RRF	15,000	02/19/2007
20022217	H/AC	1,000	12/18/2002
20022207	REMODEL	3,200	12/17/2002
20022089	REMODEL	14,000	12/06/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2534/1094	1/01/2022	WD	U	I	11	100
GRANTOR: SPENCE CHRISTOPHER &						
GRANTEE: C & S LANDS LLC						
1966/1376	3/06/2015	WD	Q	I	01	235,000
GRANTOR: MERTZ KENNETH A JR &						
GRANTEE: SPENCE CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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