LOTS 27 & 28
(EX PT OF LOT 27 IN OR 127/64)
'BEING PARCEL 2'

CVC RE HOLDINGS LLC
6 SOUTH 14TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1480-0027-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

OAK GROVE PL, FERNANDINA BEACH

BLD DATE	02/27/2025 KWA	LGL DATE	04/24/2024 TD
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	297,000
TOTAL MARKET VALUE	297,000
SOH/AGL Deduction	225,126
ASSESSED VALUE	71,874
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,874
TOTAL JUST VALUE	297,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,000

PARKING BUMPERS ARE ASSESSED ON PRCL 0239-0040 : K

GRAVEL PARKING LOT FOR 00-00-31-1800-0239-0040

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2247/0445	1/01/2019	SW	Q	I	05	1,230,000
GRANTOR: SOUTHEAST MEDICAL & O						
GRANTEE: CVC RE HOLDINGS LLC						
2056/1009	6/30/2016	SW	U	I	30	845,000
GRANTOR: M & S PARTNERSHIP						
GRANTEE: SOUTHEAST MEDICAL &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0	0006	MU-1			11,880.00	SF		1.00	1.00	1.00	25.00	25.00	297,000							

REVIEW DATE 02/27/2025 BY KWA Total Acres: 0.27 Total Land Value: 297,000 Market: 0 Agricultural: 0 Common: 297,000 PRINTED 07/30/2025 BY SYS