



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures	03	6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1700OFFICE BUILDINGS	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	1993	1,866	158,873
CAN	35	30	2020	10	852
FST	299	50	1993	150	12,771
PTO	100	5	1993	5	426
PTO	160	5	1993	8	681
TOTALS	2,460			2,039	173,602

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	2,015.00	SF	2.00	2.00	
2	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	
3	0810	CONCRETE A	0	0	0	0	134.00	SF	6.50	6.50	
4	0803	ASPHALT C	0	0	0	0	1,546.00	SF	2.00	2.00	
5	0810	CONCRETE A	0	0	7	5	35.00	SF	6.50	6.50	
6	0810	CONCRETE A	0	0	27	4	108.00	SF	6.50	6.50	
7	0810	CONCRETE A	0	0	16	6	96.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001700	C	1STORY OFF	0	0006	C-1			10,500.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	2,039	106.3125	149.37	304,565	1954	1990	0	0	0 43.00	57.00
1 OFFICE - 0% - 0											
Heated Area: 1866											
HX Base Yr											
1214 BEECH ST A B, FERNANDINA BEACH											

TOTAL OB/XF											
7,142											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 2
VALUATION BY											STANDARD
Tax Group: 2											Tax Dist:
BUILDING MARKET VALUE											173,602
TOTAL MARKET OB/XF VALUE											7,142
TOTAL LAND VALUE - MARKET											105,000
TOTAL MARKET VALUE											285,744
SOH/AGL Deduction											22,686
ASSESSED VALUE											263,058
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											263,058
TOTAL JUST VALUE											285,744
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											295,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200041	ROOF	9,500	10/19/2020
00200073	REMODEL	50,000	08/12/2020
20071617	ELEC OTHER	2,000	08/29/2007
20071605	OTHER	1,500	08/27/2007
20071511	ADDITION	20,000	08/14/2007
20071493	H/AC	6,000	08/10/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2458/0095	4/29/2021	QC	U	I	11	100			
GRANTOR:ERICKSEN TODD S & DAN									
GRANTEE:PIRATES BOOTY LLC									
2336/0735	1/31/2020	QC	U	I	11	100			
GRANTOR:ERICKSEN TODD S & DAN									
GRANTEE:PIRATES BOOTY LLC									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W36 N17 FST=[YR=1993] N13 W23 S13 E23\$ W23 S42 PTO=[YR=1993] S5 E20 CAN=[YR=2020] E7 PTO=[YR=1993] E32 N5 W32 S5\$ N5 W7 S5\$ N5 W20\$ E59 N25\$.											