

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

00-00-31-1800-0260-01B0



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall19COMMON BRK 80

Exterior Wall31HARDIE BRD 20

Roof Structure04WOOD TRUSS 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 70

Interior Wall08DECORATIVE 30

Interior Floor13LVT/LAMNT 50

Interior Floor14CARPET 50

Ceiling02F.NOT SUS 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Fixtures Frame03MASONRY 100

Story Height9 100

RMS15 100

Stories1. 100

Units0 100

BUD8 Adjustme02DIST FB 100

Quantity00QUANTITY 00

DOR CODE1720MEDICAL OFFICE

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1010.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS5,44310019935,443709,090

BAS306100200430639,865

BAS1,08510020171,085141,349

CAN3030199391,173

CAN54302004162,084

FCP35730199310713,940

FDU23860199314318,630

TOTALS7,5137,109926,129

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB000001.00UT3,500.003,500.00100198019803441,540

20845KOOL DECK00000485.00SF7.257.25100198019803301,055

30861POOL GUNIT003817646.00SF85.0085.001001980198032010,982

40810CONCRETE A00000209.00SF6.506.5010019571957320272

50812CONCRETE C000006,767.00SF4.004.001001988198835214,075

91127BRICK 8"00000176.00SF11.0011.0010019651965344.8867

100421CL FNC 3'00000170.00LF4.004.0010019931993329197

110464FNC GT 10'000001.00UT350.00350.0010019931993329102

120351CARPORT MT0002011220.00SF5.605.6010020002000320246

130402CONC BUMPE0000021.00UT25.0025.0010020042004387457

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPTH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001910CMEDICAL OF00003C-126,488.00SF1.001.001.0025.0025.00662,200

REVIEW DATE03/04/2025BYKWTotal Acres: 0.61Total Land Value: 662,200Market: 0Agricultural: 0Common: 662,200PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYBECONFNCTNORM% COND

1721047,10995.8830155.091,102,535195720050016.0084.00

1 MDL OFFICE - 0% - 0Heated Area: 6834HX Base Yr

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE926,129

TOTAL MARKET OB/XF VALUE29,793

TOTAL LAND VALUE - MARKET662,200

TOTAL MARKET VALUE1,618,122

SOH/AGL Deduction692,034

ASSESSED VALUE926,088

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE926,088

TOTAL JUST VALUE1,618,122

NCON VALUE0

INCOME VALUE980,488

PREVIOUS YEAR MKT VALUE1,565,946

COASTAL VISION CENTER

PERMIT NUMDESCRIPTIONAMTISSUED

20163207ADDITION132,90611/21/2016

20140165REPAIR/RRF001/27/2014

20112842INSTALL SIGN LIGH60010/11/2011

20111670SIGN3,35009/23/2011

20062053DEMOLITION009/05/2006

20061800DEMOLITION007/27/2006

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2247/04451/01/2019SW Q Q I 051,230,000

GRANTOR:SOUTHEAST MEDICAL & O

GRANTEE:CVC RE HOLDINGS LLC

2056/10096/30/2016SW U I I 30845,000

GRANTOR:M & S PARTNERSHIP

GRANTEE:SOUTHEAST MEDICAL &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-31,26] W18 S9 W35 S9 S9 W34 S34 E36 N2 N3 E10 S2 E41 S16 E24 N59 W3 N6 W21 N9 \$

BAS=[YR=2017;ORIG=0,0] W31 S26 S9 E21 E10 N35 \$

FCP=[YR=1993;ORIG=-142,21] N21 E17 S21 W17 \$

BAS=[YR=2004;ORIG=-84,44] W19 W9 W6 S9 E34 N9 \$

FDU=[YR=1993;LABEL=Pool house;ORIG=-142,-14] E17 S14 W17 N14 \$

CAN=[YR=2004;ORIG=-103,44] N6 W9 S6 E9 \$

CAN=[YR=1993;ORIG=-82,85] E10 N3 W10 S3 \$

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