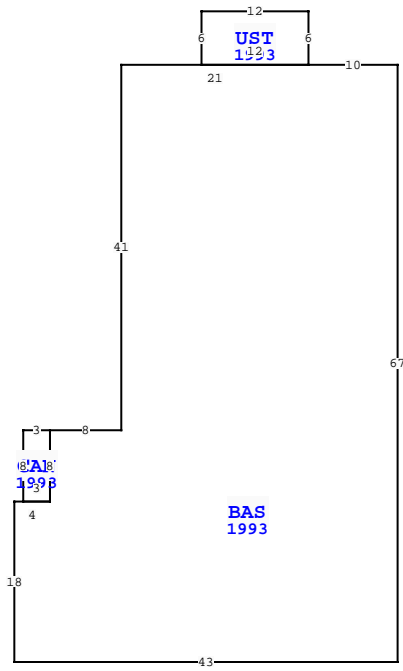




BUILDING CHARACTERISTICS		CD CONSTRUCTION	
Exterior Wall	15	CONC BLOCK	70
Exterior Wall	20	FACE BRICK	30
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	100
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures	16	100	
Frame	03	MASONRY	100
Story Height	8	100	
RMS	11	100	
Stories	1.	1.	100
Units	0	100	
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	OWNER OCC	100
Quality	03	Quality Level	03
DOR CODE	1720	MEDICAL OFFICE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,357	100	1993
CAN	24	30	1993
UST	72	40	1993
TOTALS	2,453		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1721	04	2,393	99.2250	160.50	384,076	1954	1984	0	0	59.00	41.00
1 MDL OFFICE - 0% - 0			Heated Area: 2357			HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		157,471	
TOTAL MARKET OB/XF VALUE		31,563	
TOTAL LAND VALUE - MARKET		373,000	
TOTAL MARKET VALUE		562,034	
SOH/AGL Deduction		201,477	
ASSESSED VALUE		360,557	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		360,557	
TOTAL JUST VALUE		562,034	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		578,559	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210072	ROOF	0	08/26/2021
20113363	SIGN	2,320	05/30/2014
20140263	REMODEL	5,800	02/07/2014
20140195	H/AC	12,500	01/30/2014
20140179	INTERIOR BUILDOUT	18,000	01/28/2014
20140048	INTERIOR BUILDOUT	170,000	01/09/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1846/0324	3/06/2013	WD	Q	I	01	140,000
GRANTOR: EXACT INVESTMENTS LLC						
GRANTEE: PAGE DAVID P JR & K						
1236/1465	6/09/2004	WD	U	I	19	200,000
GRANTOR: DANIEL RONNIE C & MAR						
GRANTEE: EXACT INVESTMENTS L						

EXTRA FEATURES		220 S 14TH ST, FERNANDINA BEACH	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0810	CONCRETE A	0 0 24 4
2	0812	CONCRETE C	0 0 0 0
3	0971	ST LGHT OV	0 0 0 0
4	0646	LWN SPRK H	0 0 0 0
5	0648	LIGHTS-AV	0 0 0 0
6	0810	CONCRETE A	0 0 0 0
7	0461	IRON FENCE	0 0 0 0
8	0443	STK FNC 6'	0 0 0 0
9	0441	STK FNC 4'	0 0 0 0
10	0463	FENCE GATE	0 0 0 0

BLD DATE	09/29/2021	KK	LGL DATE	10/31/2024	DC
XF DATE	09/29/2021	KK <td>LAND DATE</td> <td></td> <td></td>	LAND DATE		
INC DATE			AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W10 UST=[YR=1993] N6 W12 S6 E12 \$ W21 S41 W8	
CAN=[YR=1993] W3 S8 E3 N8 \$ S8 W4 S18 E43 N67\$.	

LAND DESCRIPTION		TOTAL OB/XF										31,563												
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	001910	C	MEDICAL OF	0	0006	MU-1			29,840.00	SF		1.00	1.00	1.00	12.50	12.50	373,000							