BLOCK 265 LOTS ALL OF EX
PT OF LOTS 1 2 4 5 &
& ALL OF ABND 15TH ST

DBTW AT FBFL LLC/
PO BOX 30641
SEA ISLAND, GA 31561

2025

00-00-31-1800-0265-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	03	CONC FINSH 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		23 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		24 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

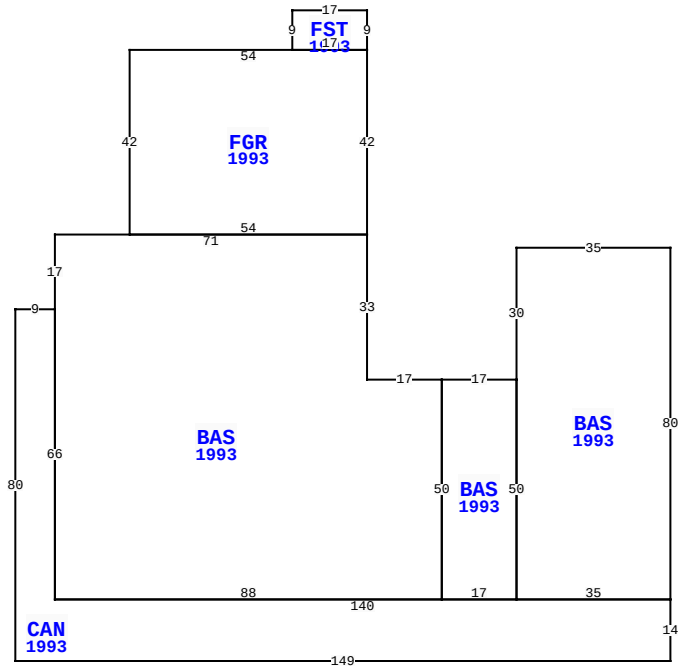
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	850	100	1993	850	41,910
BAS	2,800	100	1993	2,800	138,054
BAS	6,743	100	1993	6,743	332,464
CAN	2,680	30	1993	804	39,641
FGR	2,268	60	1993	1,361	67,104
FST	153	50	1993	76	3,747
TOTALS	15,494			12,634	622,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	12,634	94.3593	98.61	1,245,839	1976	1976	0	0	0	50.00	50.00

1 NBHD SHOP - 0% - 0 Heated Area: 10393 HX Base Yr



1018 S 14TH ST, FERNANDINA BEACH

BLD DATE	10/11/2024	KW	LGL DATE	
XF DATE	10/11/2024	KW	LAND DATE	04/16/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,998,377
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	4,997,971
SOH/AGL Deduction	0
ASSESSED VALUE	4,997,971
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,997,971
TOTAL JUST VALUE	4,997,971
NCON VALUE	0
INCOME VALUE	4,997,971
PREVIOUS YEAR MKT VALUE	4,928,518

SEE EACH BLDG (NOTE) FOR TENANT INFO AS OF 10/2024
EIGHT FLAGS SHOPPING CENTER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0045-B	TENANT BUILD OUT-	254,000	06/10/2024
BLDC-2024-0	CONSTRUCTION FIRE	0	01/25/2024
SIGN-2024-0	SIGNAGE FOR CLUB	0	01/18/2024
SIGN-2023-0	ELECTRIC WALL SIG		05/11/2023
BLDC-2022-0	REMODEL MOVIE THE	2,850,000	06/29/2022
20220257	BUILD OUT - 1114	87,500	03/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/0403	9/07/2005	WD	Q	I		6,065,500
GRANTOR: EIGHT FLAGS LLC						
GRANTEE: DBTW AT FBFL LLC						
0983/0573	4/25/2001	WD	Q	I		3,500,000
GRANTOR: FOURTEENTH STREET PAR						
GRANTEE: EIGHT FLAGS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;LABEL=suites:1000-1002-1004;ORIG=-52,30] W17 N33 W71 S17 S66 E88 N50 $
BAS=[YR=1993;LABEL=suites:1008-1012;ORIG=0,0] W35 S30 S50 E35 N80 $
CAN=[YR=1993;ORIG=-140,14] W9 S80 E149 N14 W140 N66 $
FGR=[YR=1993;LABEL=1424Jasmine;ORIG=-69,-3] N42 W54 S42 E54 $
BAS=[YR=1993;LABEL=ste:1006;ORIG=-35,30] W17 S50 E17 N50 $
FST=[YR=1993;ORIG=-69,-45] N9 W17 S9 E17 $
.

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
1	0812	CONCRETE C	0	0	0	0	5,904.00	SF	5.60	5.60	100	1996	1996	3	70	23,144	
2	0966	FIRE SPRNK	1	0	0	0	10,393.00	SF	3.00	3.00	100	1976	1976	3	60	18,707	
3	0966	FIRE SPRNK	3	0	0	0	62,140.00	SF	3.00	3.00	100	1974	1974	3	60	111,852	
4	0966	FIRE SPRNK	2	0	0	0	5,893.00	SF	3.00	3.00	100	2004	2004	3	83	14,674	
5	0966	FIRE SPRNK	4	0	0	0	19,093.00	SF	3.00	3.00	100	1994	1994	3	66	37,804	
6	0803	ASPHALT C	0	0	0	0	28,220.00	SF	2.00	2.00	100	1974	1974	3	50	28,220	
7	0803	ASPHALT C	0	0	0	0	186,419.00	SF	2.00	2.00	100	2005	2005	3	54	201,333	
8	0812	CONCRETE C	0	0	0	0	2,460.00	SF	4.00	4.00	100	1974	1974	3	24	2,362	
9	0812	CONCRETE C	0	0	0	0	1,766.00	SF	4.00	4.00	100	1974	1974	3	24	1,695	
10	0812	CONCRETE C	0	0	0	0	1,272.00	SF	4.00	4.00	100	1974	1974	3	24	1,221	

TOTAL OB/XF 441,012

LAND DESCRIPTION

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	001600	C	SH CTR COM	0	0003	C-2	0.00	0.00	356,320.00	SF		1.00	1.00	1.00	5.00	5.00	1,781,600							

REVIEW DATE 10/11/2024 BY KW Total Acres: 8.18 Total Land Value: 999,594 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 265 LOTS ALL OF EX
PT OF LOTS 1 2 4 5 &
& ALL OF ABND 15TH ST

DBTW AT FBFL LLC/
PO BOX 30641
SEA ISLAND, GA 31561

2025

00-00-31-1800-0265-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

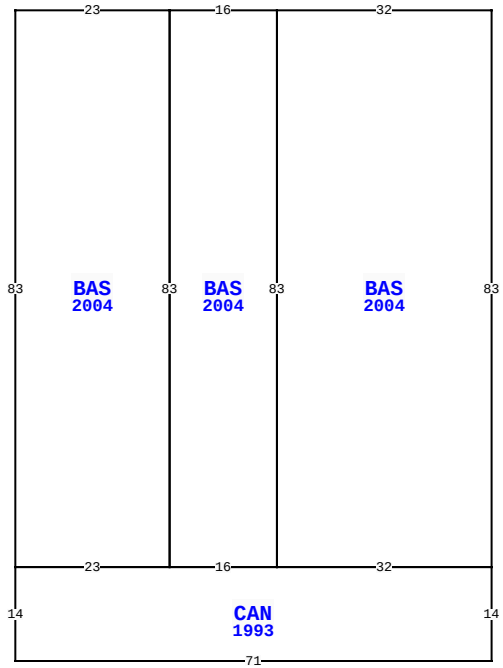
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	03	CONC FINSH 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		69 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
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	1,328	100	2004	1,328	128,671
BAS	1,909	100	2004	1,909	184,964
BAS	2,656	100	2004	2,656	257,341
CAN	994	30	1993	298	28,873
TOTALS	6,887			6,191	599,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	6,191	119.6335	125.02	773,999	2003	2004	0	0	0	22.50	77.50

2 NBHD SHOP - 0% - 0 Heated Area: 5893 HX Base Yr



1018 S 14TH ST, FERNANDINA BEACH

BLD DATE	10/11/2024	KW	LGL DATE	
XF DATE	10/11/2024	KW	LAND DATE	04/16/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,998,377
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	4,997,971
SOH/AGL Deduction	0
ASSESSED VALUE	4,997,971
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,997,971
TOTAL JUST VALUE	4,997,971
NCON VALUE	0
INCOME VALUE	4,997,971
PREVIOUS YEAR MKT VALUE	4,928,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220258	BUILD OUT - 1116	87,000	03/02/2022
20210170	BUILD OUT - DELI	15,000	04/23/2021
20172840	DEMO	9,750	09/19/2017
20172277	REMODEL	12,631	07/25/2017
20171751	H/AC	3,000	06/07/2017
20163204	REMODEL - THEATER	400,000	11/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1348/0403	9/07/2005	WD	Q	I		6,065,500
GRANTOR: EIGHT FLAGS LLC						
GRANTEE: DBTW AT FBFL LLC						
0983/0573	4/25/2001	WD	Q	I		3,500,000
GRANTOR: FOURTEENTH STREET PAR						
GRANTEE: EIGHT FLAGS LLC						

BUILDING NOTES

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
11	0819	CONC 12"	0	0	0	0	54.00	SF	9.50	9.50	100	1974	1974	3	24	123	
12	0400	CONC CURB	0	0	0	0	423.00	LF	15.00	15.00	100	1974	1974	3	32	2,030	
13	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2005	2005	3	64	1,990	
14	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00	2,530.00	100	2005	2005	3	64	14,573	
15	0975	ST LT/ARM	0	0	0	0	9.00	UT	500.00	500.00	100	2005	2005	3	64	2,880	
16	4950	BOLLARD	0	0	0	0	56.00	UT	100.00	100.00	100	2005	2005	3	100	5,600	
17	0402	CONC BUMPE	0	0	0	0	12.00	UT	25.00	25.00	100	1995	1995	3	76	228	
20	1127	BRICK 8"	0	0	0	0	52.00	SF	11.00	11.00	100	1995	1995	3	90	515	
21	0097	AWNING CN	0	0	0	0	31.00	SF	65.00	65.00	100	2005	2005	3	40	806	
22	0097	AWNING CN	0	0	0	0	5.00	SF	65.00	65.00	100	2005	2005	3	40	130	

TOTAL OB/XF 28,875

BUILDING DIMENSIONS

BAS=[YR=2004;LABEL=ste:1020;ORIG=0,0] W32 S83 E32 N83 $
BAS=[YR=2004;LABEL=ste:1014;ORIG=-48,0] W23 S83 E23 N83 $
BAS=[YR=2004;LABEL=ste:1016;ORIG=-32,0] W16 S83 E16 N83 $
CAN=[YR=1993;ORIG=-71,83] S14 E71 N14 W32 W16 W23 $
.

LAND DESCRIPTION

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

REVIEW DATE 10/11/2024 BY KW Total Acres: 8.18 Total Land Value: 999,594 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 265 LOTS ALL OF EX
PT OF LOTS 1 2 4 5 &
& ALL OF ABND 15TH ST

DBTW AT FBFL LLC/
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2025

00-00-31-1800-0265-0011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		75 100
Frame	03	MASONRY 100
Story Height		21 100
RMS		50 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

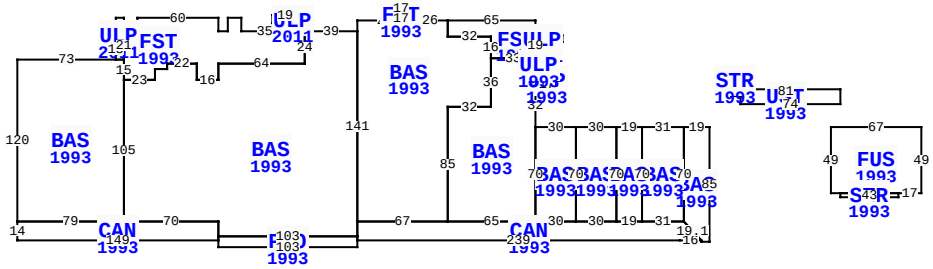
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100	1993	1,330	75,331
BAS	1,511	100	1993	1,511	85,583
BAS	2,100	100	1993	2,100	118,944
BAS	2,100	100	1993	2,100	118,944
BAS	2,170	100	1993	2,170	122,909
BAS	6,713	100	1993	6,713	380,225
BAS	9,480	100	1993	9,480	536,947
BAS	11,647	100	1993	11,647	659,686
BAS	21,806	100	1993	21,806	1,235,092
CAN	2,086	30	1993	626	35,457
TOTALS	76,220			67,270	3,810,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	67,270	108.3978	113.28	7,620,346	1974	1974	0	0	0	50.00	50.00

3 NBHD SHOP - 0% - 0 Heated Area: 62140 HX Base Yr



** This building has 24 Sub-Areas

1018 S 14TH ST, FERNANDINA BEACH

BLD DATE	10/11/2024	KW	LGL DATE	
XF DATE	10/11/2024	KW	LAND DATE	04/16/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 5 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,998,377
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	4,997,971
SOH/AGL Deduction	0
ASSESSED VALUE	4,997,971
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,997,971
TOTAL JUST VALUE	4,997,971
NCON VALUE	0
INCOME VALUE	4,997,971
PREVIOUS YEAR MKT VALUE	4,928,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162982	DEMOLITION	15,000	11/01/2016
20161926	REMODEL	75,000	07/14/2016
20160810	REMODEL	27,000	03/24/2016
20160811	SIGN	1,800	03/24/2016
20151573	H/AC	1,500	07/21/2015
20151332	REMODEL	2,200	06/10/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/0403	9/07/2005	WD	Q	I		6,065,500
GRANTOR: EIGHT FLAGS LLC						
GRANTEE: DBTW AT FBFL LLC						
0983/0573	4/25/2001	WD	Q	I		3,500,000
GRANTOR: FOURTEENTH STREET PAR						
GRANTEE: EIGHT FLAGS LLC						

BUILDING NOTES

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
23	0097	AWNING CN	0	0	0	0	15.00	SF	65.00	65.00	100	2011	2011	3	60	585	
24	0476	VF 6 SBPL	0	0	0	0	12.00	LF	32.00	32.00	100	2000	2000	3	48	184	
25	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	48	144	
26	0430	CL FNC 6B	0	0	0	0	65.00	LF	9.70	9.70	100	2005	2005	3	64	404	
27	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	64	384	
28	0381	COOLER	0	0	15	9	135.00	SF	82.50	82.50	100	2012	2012	3	68	7,574	
29	0097	AWNING CN	0	0	0	0	8.00	SF	65.00	65.00	100	2012	2012	3	64	333	
30	0097	AWNING CN	0	0	0	0	8.00	SF	65.00	65.00	100	2012	2012	3	64	333	
31	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2000	2000	3	20	160	

BUILDING DIMENSIONS

BAS=[YR=1993;LABEL=unit:1112;ORIG=-261,-71] W39 S24 W64 S12 W16 N12 W22 S4 W9 S8 W23 S105 E70 S11 E103 N11 N141 $
BAS=[YR=1993;LABEL=unit:1114;ORIG=-162,-51] N16 W32 N12 W26 W41 S8 S141 E67 N85 E32 N36 $
BAS=[YR=1993;LABEL=unit:1026;ORIG=-434,-35] N15 W6 W73 S120 E79 N105 $
BAS=[YR=1993;LABEL=unit:1116;ORIG=-129,0] N32 N5 N4 N10 W33 S36 W32 S85 E65 N70 $
FST=[YR=1993;ORIG=-300,-71] W5 W7 W35 N10 W10 S10 W7 N10 W60 S10 W10 S21 S15 E23 N8 E9 N4 E22 S12 E16 N12 E64 N24 $
BAS=[YR=1993;LABEL=unit:1128;ORIG=0,0] W19 S70 D14R13 S1 E6 N85 $

LAND DESCRIPTION

TOTAL OB/XF 10,101

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

REVIEW DATE 10/11/2024 BY KW Total Acres: 8.18 Total Land Value: 999,594 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 265 LOTS ALL OF EX
PT OF LOTS 1 2 4 5 &
& ALL OF ABND 15TH ST

DBTW AT FBFL LLC/
PO BOX 30641
SEA ISLAND, GA 31561

2025

00-00-31-1800-0265-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

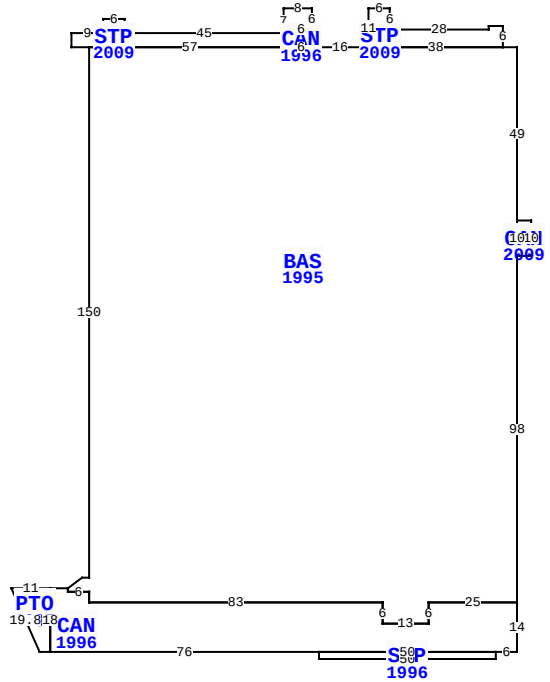
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		69 100
Frame	03	MASONRY 100
Common Wall		14 100
Story Height		21 100
RMS		70 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1600	COMMUNITY SHOPPING
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	19,093	100	1995	19,093	990,950
CAN	30	30	1996	9	467
CAN	1,808	30	1996	542	28,130
CAN	40	30	2009	12	623
PTO	126	5	1995	6	311
STP	100	10	1996	10	519
STP	230	10	2009	23	1,194
STP	322	10	2009	32	1,661
TOTALS	21,749			19,727	1,023,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	19,727	123.4103	199.62	3,937,904	1978	1978	0	0	0	74.00	26.00

4 MDL OFFICE – 0% - 0 Heated Area: 19093 HX Base Yr



BLD DATE	10/11/2024 KW	LGL DATE	
XF DATE	10/11/2024 KW	LAND DATE	04/16/2025 DC
INC DATE		AG DATE	

1018 S 14TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
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TOTAL LAND VALUE - MARKET	0
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ASSESSED VALUE	4,997,971
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,997,971
TOTAL JUST VALUE	4,997,971
NCON VALUE	0
INCOME VALUE	4,997,971
PREVIOUS YEAR MKT VALUE	4,928,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151228	NASSAU HUMANE SOC	19,000	05/29/2015
20141732	H/AC	16,000	08/07/2014
20130258	GAS	400	02/07/2013
20130243	GAS	200	02/05/2013
20130244	GAS	400	02/05/2013
20130191	ELEC OTHER	20,000	01/29/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/0403	9/07/2005	WD	Q	I		6,065,500
GRANTOR: EIGHT FLAGS LLC						
GRANTEE: DBTW AT FBFL LLC						
0983/0573	4/25/2001	WD	Q	I		3,500,000
GRANTOR: FOURTEENTH STREET PAR						
GRANTEE: EIGHT FLAGS LLC						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=1995;LABEL=SUITES:1132;ORIG=0,0] W4 W38 W16 W6 W57 S150 W2 D3L4 S1 E6 S3 E83 S6 E13 N6 E25 N98 N10 N49 $
CAN=[YR=1996;ORIG=-127,153] W5 S18 E76 E50 E6 N14 W25 S6 W13 N6 W83 N3 W6 N1 $
STP=[YR=2009;ORIG=-64,-5] E6 N6 W8 S7 W45 N4 W6 S4 W9 S4 E5 E57 N5 $
STP=[YR=2009;ORIG=-4,0] N6 W4 S1 W28 N6 W6 S11 E38 $
PTO=[YR=1995;ORIG=-132,153] W11 D18R8 E3 N18 $
STP=[YR=1996;ORIG=-56,171] S2 E50 N2 W50 $
CAN=[YR=2009;ORIG=0,59] E4 N10 W4 S10 $
CAN=[YR=1996;ORIG=-64,-5] S5 E6 N5 W6 $
.

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 10/11/2024 BY KW Total Acres: 8.18 Total Land Value: 999,594 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 265 LOTS ALL OF EX
PT OF LOTS 1 2 4 5 &
& ALL OF ABND 15TH ST

DBTW AT FBFL LLC/
PO BOX 30641
SEA ISLAND, GA 31561

2025

00-00-31-1800-0265-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	04	REIN CONC 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

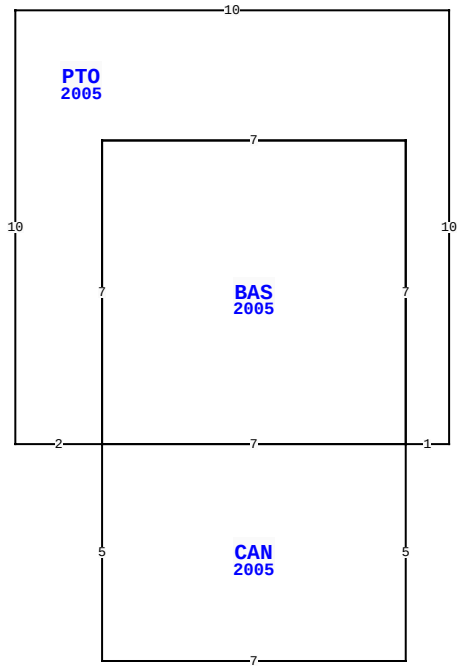
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	49	100	2005	49	3,505
CAN	35	30	2005	10	715
PTO	51	5	2005	3	214
TOTALS	135			62	4,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	62	89.7750	93.81	5,816	2005	2005	0	0	0	23.75	76.25

5 NBHD SHOP – 0% - 0 Heated Area: 49 HX Base Yr



BLD DATE	10/11/2024	KW	LGL DATE
XF DATE	10/11/2024	KW	LAND DATE 04/16/2025 DC
INC DATE			AG DATE

1018 S 14TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,998,377
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	4,997,971
SOH/AGL Deduction	0
ASSESSED VALUE	4,997,971
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,997,971
TOTAL JUST VALUE	4,997,971
NCON VALUE	0
INCOME VALUE	4,997,971
PREVIOUS YEAR MKT VALUE	4,928,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122263	REMODEL	1,500	11/05/2012
20122216	FIRE SPRNK	500	10/30/2012
20122187	H/AC	13,600	10/23/2012
20122150	MECH OTHER	4,500	10/18/2012
20122116	REMODEL	9,500	10/12/2012
20122083	REMODEL	12,500	10/09/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1348/0403	9/07/2005	WD	Q	I		6,065,500
GRANTOR: EIGHT FLAGS LLC						
GRANTEE: DBTW AT FBFL LLC						
0983/0573	4/25/2001	WD	Q	I		3,500,000
GRANTOR: FOURTEENTH STREET PAR						
GRANTEE: EIGHT FLAGS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] N7 W7 S7 CAN=[YR=2005] S5 E7 N5 W7$ E7$
PTO=[YR=2005] E1 N10 W10 S10 E2 N7 E7 S7$.

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 10/11/2024 BY KW Total Acres: 8.18 Total Land Value: 999,594 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS