BLK 265 PT OF LOTS 4 & 5 IN
OR 1742/1681 & ESMT AGMT IN
OR 983/567

HARREL LAND LLC
1875-A SOUTH 14TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0265-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

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

1140 S 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	332,280
TOTAL MARKET VALUE	332,280
SOH/AGL Deduction	135,217
ASSESSED VALUE	197,063
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,063
TOTAL JUST VALUE	332,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091679	H/AC	4,500	12/10/2009
20080780	H/AC	4,800	05/09/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1742/1681	6/15/2011	WD	U	V	30	100
GRANTOR: LEE CHIROPRACTIC CLIN						
GRANTEE: HARREL LAND LLC						
0999/0076	7/24/2001	WD	Q	V		185,000
GRANTOR: SELTON ROBERT JR & RI						
GRANTEE: CHIROPRACTIC CLINIC						

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	0003	C-1	190.00	142.00	27,690.00	SF		1.00	1.00	1.00	12.00	12.00	332,280							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.64 Total Land Value: 332,280 Market: 0 Agricultural: 0 Common: 332,280 PRINTED 07/30/2025 BY SYS