BLOCK 266 LOT 4
PT OR 1185/1750
CITY OF FDNA BEACH

PARCO PROPERTIES INC
9900 AMELIA ISLAND PKWY #200
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0266-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 90
Interior Wall	05	DRYWALL 10
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		18 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

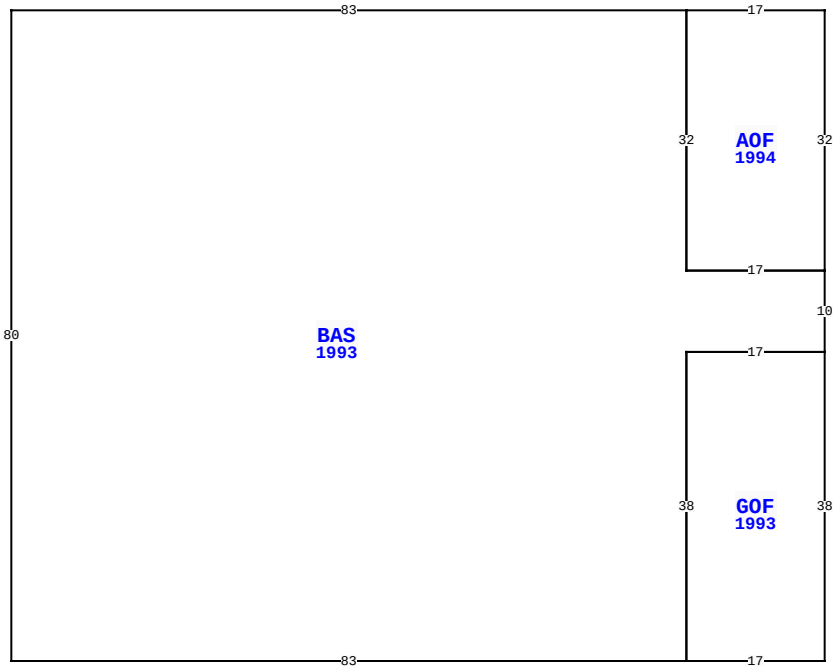
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	544	185	1994	1,006	21,931
BAS	6,810	100	1993	6,810	148,458
GOF	646	210	1993	1,357	29,583
TOTALS	8,000			9,173	199,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	06	9,173	92.2720	43.60	399,943	1979	1979	0	0	0	50.00	50.00

1 GARAGE – 0% - 0 Heated Area: 8000 HX Base Yr



BLD DATE	05/08/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/23/2025 DC
INC DATE		AG DATE	

1310 S 14TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	199,972
TOTAL MARKET OB/XF VALUE	13,060
TOTAL LAND VALUE - MARKET	433,440
TOTAL MARKET VALUE	646,472
SOH/AGL Deduction	302,789
ASSESSED VALUE	343,683
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	343,683
TOTAL JUST VALUE	646,472
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	574,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E96-2591	REPAIR/RRF	1,000	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1185/1750	11/03/2003	WD	Q	I		329,000
GRANTOR: SCOTT DREW E						
GRANTEE: PARCO PROPERTIES IN						
0878/0556	4/09/1999	WD	U	I	09	329,000
GRANTOR: FLOYD GARRETT CO INC						
GRANTEE: SCOTT DREW E						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1994] W17 BAS=[YR=1993] W83 S80 E83 GOF=[YR=1993] E17 N38 W17 S38$ N38 E17 N10 W17 N32$ S32 E17 N32$.

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	4,375.00	SF	4.00	4.00	100	1979	1979	3	29	5,075	
2	6002	EL ROLL DR	0	0	0	0	5.00	UT	900.00	900.00	100	1979	1979	3	20	900	
3	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1979	1979	3	20	311	
4	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1997	1997	3	40	360	
5	0465	FNC GT 15'	0	0	0	0	2.00	UT	652.50	652.50	100	2003	2003	3	58	757	
6	0430	CL FNC 6B	0	0	0	0	582.00	LF	9.70	9.70	100	2003	2003	3	58	3,274	
7	0424	CL FNC 6'	0	0	0	0	161.00	LF	20.00	20.00	100	2009	2009	3	74	2,383	

LAND DESCRIPTION

TOTAL OB/XF 13,060

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	002700	C	AUTO SALES	0	0003	CI	172.00	210.00	36,120.00	SF		1.00	1.00	1.00	12.00	12.00	433,440							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.83 Total Land Value: 433,440 Market: 0 Agricultural: 0 Common: 433,440 PRINTED 07/30/2025 BY SYS