BLOCK 267 S1/2 OF LOT 2
PT OR 2455/1778
ESMT PT OR 1567/64

ISLAND PARK PROPERTIES LLC
PO BOX 489
YULEE, FL 32041

2025

00-00-31-1800-0267-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

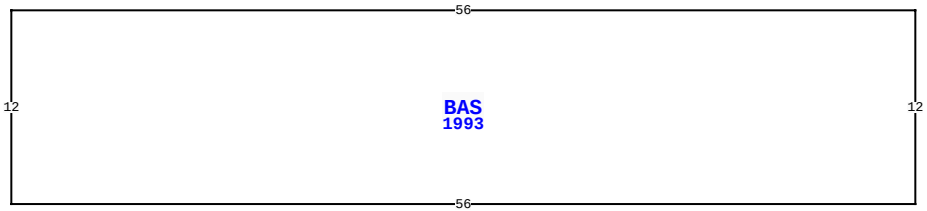
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	13,741
TOTALS	672			672	13,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	85.2000	68.16	45,804	1968	1968	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



1420 S 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,700
TOTAL MARKET OB/XF VALUE	542
TOTAL LAND VALUE - MARKET	127,252
TOTAL MARKET VALUE	131,494
SOH/AGL Deduction	9,237
ASSESSED VALUE	122,257
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,257
TOTAL JUST VALUE	131,494
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 2983	N/A	3,000	09/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2455/1787	4/23/2021	QC	U	I	11	100
GRANTOR: PAPPY'S LLP						
GRANTEE: ISLAND PARK PROPERT						
2455/1778	4/23/2021	SW	Q	I	05	691,000
GRANTOR: PAPPY'S LLP						
GRANTEE: ISLAND PARK PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12$.

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	0810	CONCRETE A	0	0	10	7	70.00	SF	6.50	6.50	100	2000	2000	3	77	350	
2	1243	WD DECK F	0	0	8	15	120.00	SF	8.00	8.00	100	2000	2000	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 542

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	000100	C	RES	0	0003	C-2	86.00	210.00	17,860.00	SF		1.00	1.00	0.57	12.50	7.13	127,252							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,252 Market: 0 Agricultural: 0 Common: 127,252 PRINTED 07/30/2025 BY SYS