

BLOCK 267 N1/2 OF LOT 3
PT OR 2455/1778
CITY OF FDNA BEACH

ISLAND PARK PROPERTIES LLC
463063 SR 200
YULEE, FL 32097

2025

00-00-31-1800-0267-0031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 70
Interior Floo	08	SHT VINYL 30
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures	5	100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	224	100	1993	224	9,108
BAS	256	100	1993	256	10,410
CAN	210	30	1993	63	2,562
FUS	256	100	1993	256	10,410

TOTALS	946			799	32,490
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0443	STK FNC 6'	0	0	0	57.00	LF	10.00	10.00
2	1241	WD DECK G	0	0	16	64.00	UT	11.50	11.50
3	0443	STK FNC 6'	0	0	0	72.00	LF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001200	C	STORE COMB	0	0003	C-2	86.00	210.00	18,060.00

REVIEW DATE 01/16/2019 BY KK

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	799	82.6875	116.18	92,828	1982	1982	0	0	65.00	35.00
1 OFFICE - 0% - 0 Heated Area: 736 HX Base Yr											
14 16 16 16 14 16 16 16 16 16 16 16 30 30 30 30 30 30 30 30 30 30 30 30											
1440 S 14TH ST, FERNANDINA BEACH											
BLD DATE 01/16/2019 XF DATE 01/16/2019 INC DATE 01/16/2019 LGL DATE 04/23/2025 LAND DATE 04/23/2025 AG DATE 04/23/2025											

TOTAL OB/XF											
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL
SF		1.00	1.00	1.00	10.50	10.50	189,630				

TOTAL OB/XF											
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL
SF		1.00	1.00	1.00	10.50	10.50	189,630				

Total Acres: 0.00 Total Land Value: 189,630 Market: 0 Agricultural: 0 Common: 189,630

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		100	
TOTAL MARKET OB/XF VALUE		492	
TOTAL LAND VALUE - MARKET		189,630	
TOTAL MARKET VALUE		190,222	
SOH/AGL Deduction		37,342	
ASSESSED VALUE		152,880	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		152,880	
TOTAL JUST VALUE		190,222	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		190,255	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017867	CHNGE SRVC	1,500	03/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2455/1778	4/23/2021	SW	Q	I	05	691,000	
GRANTOR: PAPPY'S LLP							
GRANTEE: ISLAND PARK PROPERT							
0972/1666	2/28/2001	PR	U	I	09	400,000	
GRANTOR: LEE LINTON ESTATE							
GRANTEE: PAPPY'S LLP							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 BAS=[YR=1993] W14 S16 CAN=[YR=1993] S7 E30 N7 W30\$ E14 N16 \$ S16 E16 N16 \$ PTR= E15 FUS=[YR=1993] E16 S16 W16 N16 \$ W15 \$.											