BLOCK 267 S 1/2 OF LOT 3
PT OR 1886/546
CITY OF FDNA BEACH

DENNARD WILLIAM IRVIN
PO BOX 431
FERNANDINA BEACH, FL 32035

2025

00-00-31-1800-0267-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

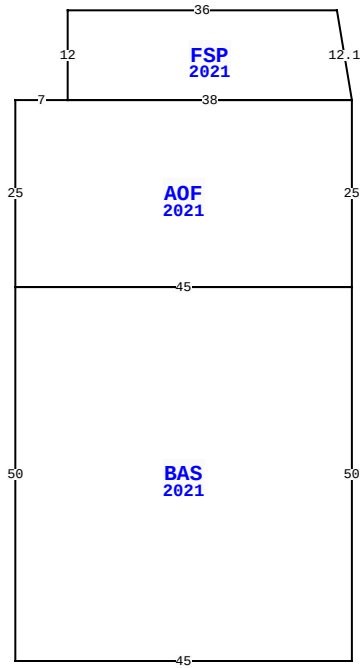
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		7 100
Frame	05	STEEL 100
Story Height		16 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04
DOR CODE	1200	STORE/OFFICE/RESID
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	1,125	185	2021	2,081	85,331
BAS	2,250	100	2021	2,250	92,261
FSP	444	60	2021	266	10,907
TOTALS	3,819			4,597	188,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	4,597	104.2106	47.68	219,185	2020	2020	0	0	0	14.00	86.00

2 PREFAB MTL – 0% - 0 Heated Area: 3375 HX Base Yr



1500 S 14TH ST, FERNANDINA BEACH

BLD DATE	02/21/2018	KK	LGL DATE		
XF DATE	03/18/2022	KK	LAND DATE	04/23/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	188,499
TOTAL MARKET OB/XF VALUE	25,701
TOTAL LAND VALUE - MARKET	189,632
TOTAL MARKET VALUE	403,832
SOH/AGL Deduction	0
ASSESSED VALUE	403,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	403,832
TOTAL JUST VALUE	403,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	413,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006787	NEW CONSTR	195,609	09/18/2020
20004486	NEW CONSTR	56,723	08/06/2020
19007605	NEW CONSTR	502,995	10/07/2019
19002382	DEMOLITION	2,000	03/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1886/0546	10/25/2013	QC	U	I	11	100
GRANTOR: DENNARD WILLIAM IRVIN						
GRANTEE: DENNARD WILLIAM IRV						
1756/0387	9/14/2011	WD	U	I	34	31,000
GRANTOR: O'ROURKE RAY & KAY ET						
GRANTEE: DENNARD WILLIAM IRV						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W36 S12 AOF=[YR=2021] W7 S25 BAS=[YR=2021] S50 E45 N50 W45$ E45 N25 W38$ E38 U12 L2 $.

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	0424	CL FNC 6'	0	0	0	0	226.00	LF	20.00	20.00	100	1990	1990	3	26	1,175	
2	0812	CONCRETE C	0	0	0	0	2,807.00	SF	4.00	4.00	100	2020	2020	3	98	11,003	
3	0441	STK FNC 4'	0	0	0	0	12.00	LF	6.50	6.50	100	2020	2020	3	86	67	
4	0443	STK FNC 6'	0	0	0	0	324.00	LF	10.00	10.00	100	2020	2020	3	86	2,786	
5	0966	FIRE SPRNK	0	0	0	0	3,375.00	SF	3.00	3.00	100	2020	2020	3	98	9,923	
6	0443	STK FNC 6'	0	0	0	0	83.00	LF	10.00	10.00	100	2021	2021	3	90	747	

LAND DESCRIPTION

TOTAL OB/XF 25,701

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	001200	C	STORE COMB	0	0003	CI	86.00	210.00	18,060.16	SF		1.00	1.00	1.00	10.50	10.50	189,632							

REVIEW DATE 05/12/2021 BY KK Total Acres: 0.00 Total Land Value: 189,632 Market: 0 Agricultural: 0 Common: 189,632 PRINTED 07/30/2025 BY SYS