PARCELS 9-1 & 9-3 IN
SEC 14-3N-28E
IN OR 1641/826

OCEAN OUTBOARD MARINE INC
1619 NORTH 14TH ST
FERNANDINA BEACH, FL 32034

2025

14-3N-28-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

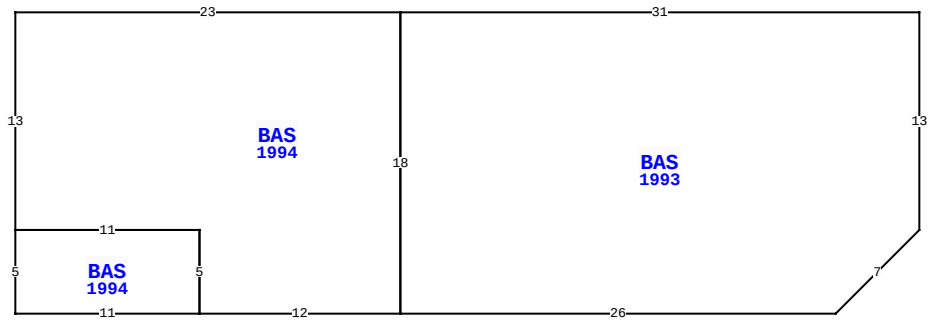
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	12	HARDWOOD 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2000	TRANSIT TERMINALS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	546	100	1993	546	43,552
BAS	55	100	1994	55	4,387
BAS	359	100	1994	359	28,636
TOTALS	960			960	76,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	960	99.6030	139.94	134,342	1982	1990	0	0	0	43.00	57.00

1 OFFICE – 0% - 0 Heated Area: 960 HX Base Yr



1619 N 14TH ST, FERNANDINA BEACH

BLD DATE	04/04/2025 KW	LGL DATE	
XF DATE	04/04/2025 KW	LAND DATE	04/24/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	343,956
TOTAL MARKET OB/XF VALUE	26,926
TOTAL LAND VALUE - MARKET	198,645
TOTAL MARKET VALUE	569,527
SOH/AGL Deduction	87,380
ASSESSED VALUE	482,147
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	482,147
TOTAL JUST VALUE	569,527
NCON VALUE	2,483
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	470,690

OCEAN OUTBOARD MARINE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220099	REROOF	0	09/08/2022
20180101	NEW CONSTR	227,040	12/30/2019
20070974	REMODEL	2,000	06/04/2007
10334-B	REMODEL	10,000	02/25/1997
5704	XFOB	5,508	11/29/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1641/0826	9/24/2009	WD	U	I	11	100
GRANTOR: OLIVER ERIC						
GRANTEE: OCEAN OUTBOARD MARI						
1241/1130	6/29/2004	WD	Q	I		500,000
GRANTOR: HERMANSON GEORGE A						
GRANTEE: OLIVER ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 BAS=[YR=1994] W23 S13 BAS=[YR=1994] S5 E11 N5 W11 $ E11 S5 E12 N18 $ S18 E26 R5 U5 N13$.

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	0858	SCULP CONC	1	0	0	0	436.00	SF	13.00	13.00	100	1997	1997	3	91	5,158	
2	0317	DCK PLNG W	0	0	0	0	6.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	1,200	
3	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2004	2004	3	21	483	
5	0304	DOCK MD WD	0	0	60	5	258.00	SF	28.00	28.00	100	1980	1980	3	20	1,445	
7	0302	FLT DOCK C	0	0	10	7	70.00	SF	50.00	50.00	100	2001	2001	3	20	700	
8	0302	FLT DOCK C	0	0	120	8	840.00	SF	50.00	50.00	100	2001	2001	3	20	8,400	
10	0300	BOAT DCK W	0	0	10	12	120.00	SF	40.00	40.00	100	2009	2009	3	52	2,496	
11	0350	CARPORT WD	0	0	10	12	120.00	SF	8.58	8.58	100	2009	2009	3	35	360	
12	0803	ASPHALT C	0	0	0	0	2,809.00	SF	2.00	2.00	100	2001	2001	3	50	2,809	
13	0810	CONCRETE A	0	0	0	0	828.00	SF	6.50	6.50	100	1997	1997	3	72	3,875	

TOTAL OB/XF 26,926

LAND DESCRIPTION

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	002001	C	TRANS TERM	0		IW	0.00	0.00	41,820.00	SF		1.00	1.00	1.00	4.75	4.75	198,645							

REVIEW DATE 04/04/2025 BY KW Total Acres: 0.96 Total Land Value: 198,645 Market: 0 Agricultural: 0 Common: 198,645 PRINTED 07/30/2025 BY SYS

PARCELS 9-1 & 9-3 IN
SEC 14-3N-28E
IN OR 1641/826

OCEAN OUTBOARD MARINE INC
1619 NORTH 14TH ST
FERNANDINA BEACH, FL 32034

2025

14-3N-28-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		19 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

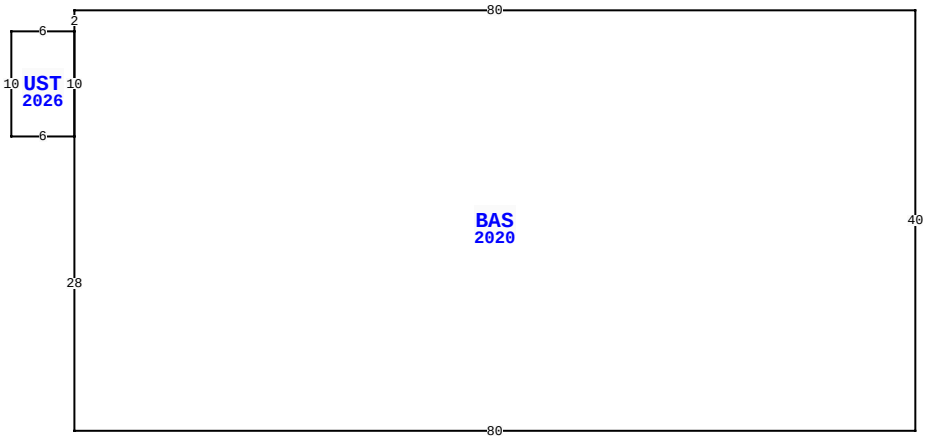
DOR CODE	2000	TRANSIT TERMINALS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100	2020	3,200	264,898
UST	60	50	2026	30	2,483
TOTALS	3,260			3,230	267,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	3,230	98.5098	84.47	272,838	2020	2020	0	0	0	2.00	98.00

2 SERV SHOP – 0% - 0 Heated Area: 3200 HX Base Yr



1619 N 14TH ST, FERNANDINA BEACH

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: OCEAN OUTBOARD MARI						
1241/1130	6/29/2004	WD	Q	I		500,000
GRANTOR: HERMANSON GEORGE A						
GRANTEE: OLIVER ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W80 S2 S10 S28 E80 N40 $
UST=[YR=2026;ORIG=-80,2] W6 S10 E6 N10 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/04/2025 BY KW Total Acres: 0.96 Total Land Value: 198,645 Market: 0 Agricultural: 0 Common: 198,645 PRINTED 07/30/2025 BY SYS