LOT 4 & 1/8 INT IN TRACT B
IN OR 1259/1523
ESMT IN OR 937/587

GORDON-TATTNALL LLC/
427 BULL STREET
SAVANNAH, GA 31401

**2026**

**00-00-30-037M-0004-0000**

## BUILDING CHARACTERISTICS

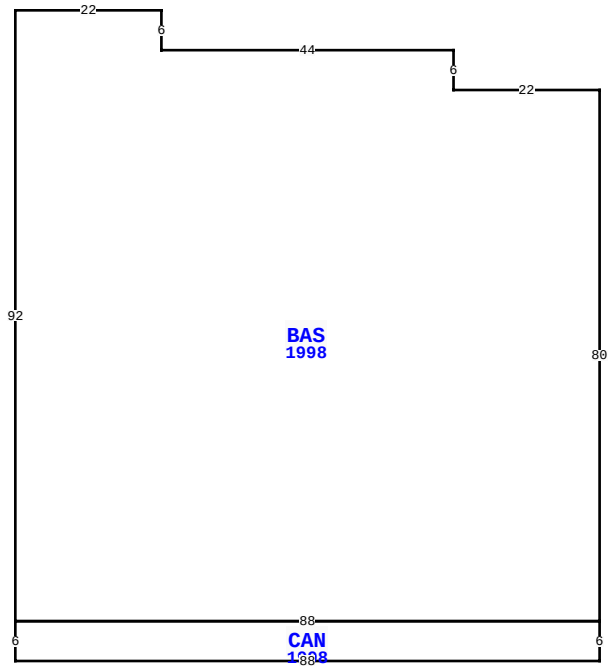
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 60 |
| Exterior Wall | 16 | WD FR STUC 40 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 03 | CONC FINSH 20 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 20 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 12 100 |
| RMS | | 14 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 1600 | COMMUNITY SHOPPING |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2004.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 7,568 | 100 | 1998 | 7,568 | 546,504 |
| CAN | 528 | 30 | 1998 | 158 | 11,410 |
| TOTALS | 8,096 | | | 7,726 | 557,914 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1602 | 04 | 7,726 | 98.2000 | 109.00 | 842,134 | 1998 | 1998 | 0 | 0 | 0 | 33.75 | 66.25 |

1 NBHD SHOP 0% - 0 Heated Area: 7568 HX Base Yr




1881 S 14TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 DC |
| INC DATE | 05/13/2026 REA | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 547,079 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 719,841 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 719,841 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 719,841 |
| TOTAL JUST VALUE | 719,841 |
| NCON VALUE | 0 |
| INCOME VALUE | 719841 |
| PREVIOUS YEAR MKT VALUE | 721,193 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| SA240006575 | FLUSH MOUNT WALL | 695 | 06/03/2024 |
| 19004156 | REPAIR/RRF-ROOF | 38,000 | 05/16/2019 |
| C1530650 | CO ISSUED | 7,500 | 08/11/2015 |
| B1530650 | REMODEL | 7,500 | 06/01/2015 |
| E1529474 | REMODEL | 0 | 06/01/2015 |
| B1429274 | DEMOLITION | 1,500 | 09/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1259/1523 | 9/16/2004 | WD | U | I | 19 | 598,500 |
| GRANTOR: PINELAND HOLDING COMP | | | | | | |
| GRANTEE: GORDON-TATTNALL LLC | | | | | | |
| 1165/0044 | 8/25/2003 | WD | Q | I | | 567,000 |
| GRANTOR: VAN-LAN INVESTMENTS I | | | | | | |
| GRANTEE: PINELAND HOLDING CO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W22 N6 W44 N6 W22 S92 CAN=[YR=1998] S6 E88 N6 W88$ E88 N80$.

## 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 | 0856 | POROUS CC | 0 | 0 | 0 | 0 | 3,624.00 | SF | 2.50 | 2.50 | 100 | 1998 | 1998 | 3 | 72 | 6,523 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 3,820.00 | SF | 4.00 | 4.00 | 100 | 1998 | 1998 | 3 | 72 | 11,002 | |
| 3 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 22.00 | UT | 25.00 | 25.00 | 100 | 1998 | 1998 | 3 | 79 | 435 | |
| 4 | 0801 | ASPHALT A | 0 | 0 | 0 | 0 | 231.00 | SF | 3.00 | 3.00 | 100 | 1998 | 1998 | 3 | 50 | 347 | |
| 5 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 2.00 | UT | 100.00 | 100.00 | 100 | 2000 | 2000 | 3 | 100 | 200 | |
| 6 | 0418 | EXHST FAN | 0 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2005 | 2005 | 3 | 21 | 84 | |
| 7 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 5,402.00 | SF | 4.00 | 4.00 | 100 | 2014 | 2014 | 3 | 93 | 20,095 | |

## LAND DESCRIPTION

TOTAL OB/XF 38,686

| 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 | 001610 | C | SH CTR NHD | 0 | 0003 | CI | 0.00 | 0.00 | 25,085.00 | SF | | 1.00 | 1.00 | 1.00 | 15.00 | 15.00 | 376,275 | | | | | | | |

REVIEW DATE 12/05/2024 BY KWA Total Acres: 0.00 Total Land Value: 172,762 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS