

LOTS 7 & 8 & 1/4 INT TRACT B
IN OR 897/840
MAGNOLIA POINT PB 5/344

FIRST FEDERAL BANK OF FLORDIA/
ATTN: DAVID BREWER EVP CFO, PO BOX 2029
LAKE CITY, FL 32056-2029

2026

00-00-30-037M-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		21 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	2300	FINANCIAL BLDG

MAP NUM		MKT AREA	02
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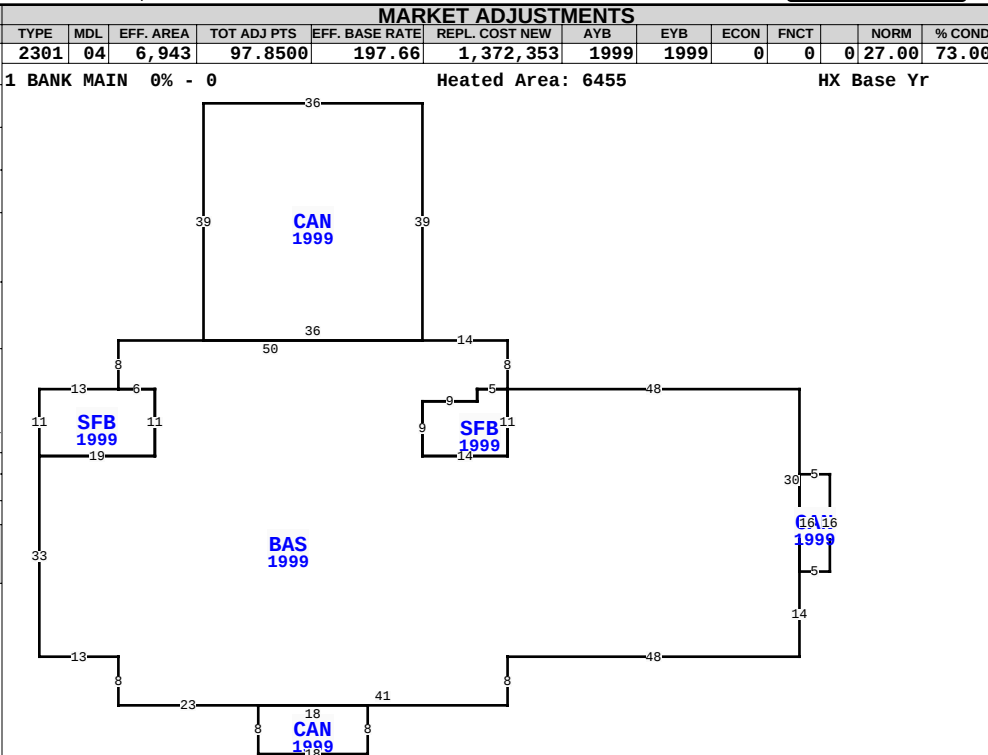
NEIGHBORHOOD/LOC	2004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,179	100	1999	6,179	891,579
CAN	80	30	1999	24	3,463
CAN	144	30	1999	43	6,204
CAN	1,404	30	1999	421	60,747
SFB	136	80	1999	109	15,728
SFB	209	80	1999	167	24,097

TOTALS	8,152			6,943	1,001,818
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	2015	RVLT DR16"	0	0	0	0	
2	2021	BANK WINDW	0	0	0	0	
3	2025	PNMTC UNIT	0	0	0	0	
4	0400	CONC CURB	0	0	0	0	
5	0812	CONCRETE C	0	0	0	0	
6	0803	ASPHALT C	0	0	0	0	
7	0972	ST LGHT UN	0	0	0	0	
8	0975	ST LT/ARM	0	0	0	0	
9	0402	CONC BUMPE	0	0	0	0	
10	4950	BOLLARD	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	002300	C	FINANCIAL	0	000
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BLD DATE	11/30/2018	KK	LGL DATE	
XF DATE			LAND DATE	05/07/2026
INC DATE			AG DATE	DC

1891 S 14TH ST, FERNANDINA BEACH												
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		1,001,818	
TOTAL MARKET OB/XF VALUE		138,389	
TOTAL LAND VALUE - MARKET		670,212	
TOTAL MARKET VALUE		1,810,419	
SOH/AGL Deduction		148,098	
ASSESSED VALUE		1,662,321	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,662,321	
TOTAL JUST VALUE		1,810,419	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,666,732	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010374	REPAIR/RRF	28,000	11/21/2017
E1326309	ELEC OTHER	0	06/01/2013
20130778	GAS	300	04/02/2013
B9905882	NEW CONSTR	934,347	03/01/1999
M993638	H/AC	22,650	03/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0897/0840	8/27/1999	WD	U	V	19	265,000	
GRANTOR: FIRST CAPITAL BANK HO							
GRANTEE: FIRST NATIONAL BANK							
0843/1190	8/04/1998	WD	U	V	09	265,000	
GRANTOR: BOSCO ENTERPRISES							
GRANTEE: FIRST CAPITAL BANK							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1999] W48 SFB=[YR=1999] W5 S2 W9 S9 E14 N11 \$ S11 W14 N9 E9 N2 E5 N8 W14 CAN=[YR=1999] N39 W36 S39 E36 \$ W50 S8 SFB=[YR=1999] W13 S11 E19 N11 W6 \$ E6 S11 W19 S33 E13 S8 E23 CAN=[YR=1999] S8 E18 N8 W18 \$ E41 N8 E48 N14 CAN=[YR=1999] E5 N16 W5 S16 \$ N30 \$.									

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