PT OF LOT 38 W OF 14TH ST
PT OR 1749/584
PT OF ABDN ALLEY OR 523/627

KEYSTONE PLAZA LLC/
PO BOX 16987
FERNANDINA BEACH, FL 32035

2026

00-00-30-0800-0038-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

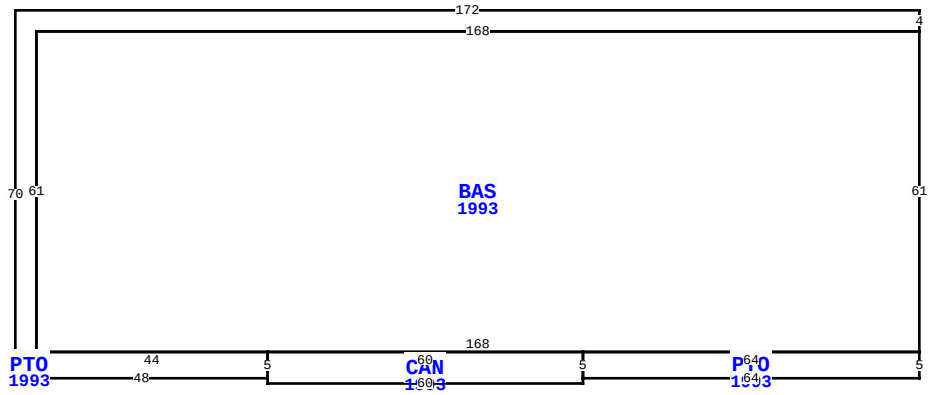
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		24 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	10,248	100	1993	10,248	647,800
CAN	360	30	1993	108	6,827
PTO	320	5	1993	16	1,012
PTO	1,172	5	1993	59	3,729
TOTALS	12,100			10,431	659,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	10,431	87.8864	97.55	1,017,544	1983	1993	0	0	0	35.20	64.80

1 NBHD SHOP 0% - 0 Heated Area: 10248 HX Base Yr



1925 S 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE	06/03/2026 REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	1,002,470
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,253,087
SOH/AGL Deduction	56,771
ASSESSED VALUE	1,196,316
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,196,316
TOTAL JUST VALUE	1,253,087
NCON VALUE	0
INCOME VALUE	1253087
PREVIOUS YEAR MKT VALUE	1,087,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260003573			04/06/2026
B260003488	R/R COM	1,000	04/01/2026
CO260002036			02/26/2026
B260001976	C BDOT 502	440	02/25/2026
21000649	REMODEL - UNIT 7	15,000	02/23/2021
20004839	XFOB - SHED	16,228	01/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1749/0584	7/22/2011	WD	Q	I	01	1,100,000
GRANTOR: ALL-SERVICE REALTY IN						
GRANTEE: KEYSTONE PLAZA LLC						
1212/0923	3/03/2004	WD	Q	I		825,000
GRANTOR: JONES REGINALD A & SH						
GRANTEE: ALL-SERVICE REALTY						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W172 S70 E48 CAN=[YR=1993] S1 E60 N1
PTO=[YR=1993] E64 N5 BAS=[YR=1993] N61 W168 S61 E168$ W64 S5$ N5 W60 S5$ N5 W44 N61 E168 N4$.

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	0978	SECURTY LT	0	0	0	0	9.00	UT	450.00	450.00	100	2005	2005	3	61	2,471	
2	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1999	1999	3	42	1,063	
3	0803	ASPHALT C	0	0	0	0	16,817.00	SF	2.00	2.00	100	2005	2005	3	52	17,490	
4	1126	CB/STC 8"	0	0	76	3	228.00	SF	8.00	8.00	100	1983	1983	3	35	638	
5	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1999	1999	3	42	210	
6	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1997	1997	3	77	77	
7	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50	6.50	100	2005	2005	3	83	129	
8	0810	CONCRETE A	0	0	17	6	102.00	SF	6.50	6.50	100	2005	2005	3	83	550	
9	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	1998	1998	3	100	500	
10	0402	CONC BUMPE	0	0	0	0	25.00	UT	25.00	25.00	100	2011	2011	3	93	581	

TOTAL OB/XF 23,709

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	001610	C	SH CTR NHD	0		CI	260.00	118.00	34,588.94	SF		1.00	1.00	1.00	12.00	12.00	415,067							

REVIEW DATE 06/02/2026 BY TD Total Acres: 0.00 Total Land Value: 250,617 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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TOTAL JUST VALUE	1,253,087
NCON VALUE	0
INCOME VALUE	1253087
PREVIOUS YEAR MKT VALUE	1,087,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010743	DEMOLITION - WALL	5,000	12/07/2020
B1429531	REPAIR/RRF	8,300	11/01/2014
C1429047	SPEAKEASY BUILDOU	0	08/05/2014
E1427976	SPEAKEASY BUILDOU	0	07/01/2014
B25888	CO ISSUED	0	06/25/2012
M17218	MECH OTHER	0	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1749/0584	7/22/2011	WD	Q	I	01	1,100,000
GRANTOR: ALL-SERVICE REALTY IN						
GRANTEE: KEYSTONE PLAZA LLC						
1212/0923	3/03/2004	WD	Q	I		825,000
GRANTOR: JONES REGINALD A & SH						
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BLD DATE		LGL DATE	
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0810	CONCRETE A	0	0	22	17	374.00	SF	6.50	6.50	100	2011	2011	3	90	2,188	
12	0424	CL FNC 6'	0	0	0	0	84.00	LF	20.00	20.00	100	2005	2005	3	61	1,025	
13	0381	COOLER	0	0	15	9	135.00	SF	82.50	82.50	100	2012	2012	3	66	7,351	
14	0383	FREEZER	0	0	9	5	45.00	SF	105.00	105.00	100	2012	2012	3	66	3,119	
15	0964	HALON SYST	0	0	8	4	32.00	SF	50.00	50.00	100	2012	2012	3	91	1,456	
16	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2012	2012	3	45	180	
17	0443	STK FNC 6'	0	0	0	0	110.00	LF	10.00	10.00	100	2016	2016	3	65	715	

LAND DESCRIPTION

TOTAL OB/XF 16,034

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

REVIEW DATE 06/02/2026 BY TD Total Acres: 0.00 Total Land Value: 250,617 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS