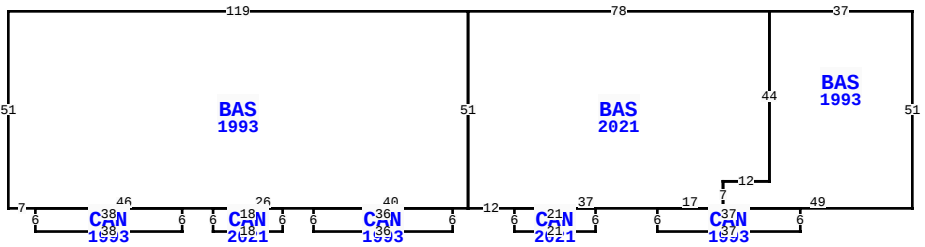


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	53	100
Frame	03	MASONRY 100
Story Height		9 100
RMS		38 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE		1700 OFFICE BUILDINGS

NEIGHBORHOOD/LOC			2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,971	100	1993	1,971	84,775
BAS	6,069	100	1993	6,069	261,034
BAS	3,894	100	2021	3,894	167,485
CAN	216	30	1993	65	2,796
CAN	222	30	1993	67	2,882
CAN	228	30	1993	68	2,925
CAN	108	30	2021	32	1,376
CAN	126	30	2021	38	1,634
TOTALS	12,834			12,204	524,906

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	878.00	SF	5.20
2	0856	POROUS CC	0	0	0	0	18,712.00	SF	2.50
3	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00
4	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00
5	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00
6	1242	WD DECK A	0	0	0	0	104.00	SF	10.00
7	1242	WD DECK A	0	0	6	4	24.00	SF	10.00
8	0810	CONCRETE A	0	0	0	0	81.00	SF	6.50
9	0978	SECURTY LT	0	0	0	0	3.00	UT	225.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0003	C-1	0.00	0.00	56,105.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	% COND
1701	04	12,204	96.0616	143.37	1,749,687	1988	1988	0	0	30	50.50
1 OFFICE 0% - 0 Heated Area: 11934 HX Base Yr											
											
1886 S 14TH ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/07/2026 DC											

TOTAL OB/XF											
29,350											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001700	C	1STORY OFF	0	0003	C-1	0.00	0.00	56,105.00	SF	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		524,906	
TOTAL MARKET OB/XF VALUE		29,350	
TOTAL LAND VALUE - MARKET		673,260	
TOTAL MARKET VALUE		1,227,516	
SOH/AGL Deduction		131,488	
ASSESSED VALUE		1,096,028	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,096,028	
TOTAL JUST VALUE		1,227,516	
NCON VALUE		0	
INCOME VALUE		20026060	
PREVIOUS YEAR MKT VALUE		1,085,957	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210139	EXTERIOR REMODEL	85,000	02/16/2021
20200046	BUILD OUT UNIT 5	325,000	09/21/2020
20200002	DEMO - INTERIOR	10,000	03/05/2020
20160430	INSTALL ELEC WIRI	800	02/17/2016
20151170	SIGN	500	05/22/2015
20141032	H/AC	4,500	05/19/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2321/0802	11/22/2019	WD U	I	37	
GRANTOR: AMELIA PROFESSIONAL P					
GRANTEE: FES FERNANDINA LLC					
0537/0798	2/25/1988	WD Q	V		
GRANTOR: BRANDON & STUBBS					
GRANTEE: AMELIA PROFESSIONAL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W37 BAS=[YR=2021] W78 BAS=[YR=1993] W119 S51 E7 CAN=[YR=1993] S6 E38 N6 W38\$ E46 CAN=[YR=2021] S6 E18 N6 W18\$ E26 CAN=[YR=1993] S6 E36 N6 W36\$ E40 N51\$ S51 E12 CAN=[YR=2021] S6 E21 N6 W21\$ E37 CAN=[YR=1993] S6 E37 N6 W37\$ E17 N7 E12 N44\$ S44 W12 S7 E49 N51\$.									