

JAX NAVY CREDIT UNION
PO BOX 45085
JACKSONVILLE, FL 32232

00-00-31-127A-0012-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	20	FACE BRICK 100								2302	04	4,426	121.3443	249.97	1,106,367	2017	2017		0	20	5.00	75.00	VALUATION BY					DIRECT_CAP											
Roof Structure	04	WOOD TRUSS 100								3 BRNCH BANK 0% - 0										Heated Area: 4021										HX Base Yr									
Roof Cover	03	COMP SHNGL 100								Detailed description: An aerial photograph of a property with a large rectangular building footprint outlined in black. Inside the footprint, there are labels: 'FCP 2017' in blue, 'BAS 2017' in blue, and 'CAN 2017' in blue. The building has several smaller structures attached to it. The surrounding area includes roads and other buildings.										BUILDING MARKET VALUE										1,535,585									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										0									
Interior Floor	14	CARPET 60																		TOTAL LAND VALUE - MARKET										0									
Interior Floor	11	CLAY TILE 40																		TOTAL MARKET VALUE										1,535,585									
Ceiling	01	FIN.SUSPD 100																		SOH/AGL Deduction										0									
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										1,535,585									
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										0									
Fixtures	9	100																		BASE TAXABLE VALUE										1,535,585									
Frame	03	MASONRY 100																		TOTAL JUST VALUE										1,535,585									
Story Height		13 100																		NCON VALUE										0									
RMS		18 100								INCOME VALUE										1535585																			
Stories	1.	1. 100								PREVIOUS YEAR MKT VALUE										1,486,758																			
Units		0 100																																					
Occupancy	00	NONE 100																																					
Quality		04	Quality Level 04																																				
DOR CODE		2300	FINANCIAL BLDG																																				
MAP NUM			MKT AREA					01																															
NEIGHBORHOOD/LOC		2004.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS	4,021	100	2017	4,021		753,847																																	
CAN	189	30	2017	57		10,686																																	
FCP	1,161	30	2017	348		65,243																																	
TOTALS		5,371			4,426		829,775																																
EXTRA FEATURES										1900 S 14TH ST, FERNANDINA BEACH										BLD DATE		11/30/2018		KK		LGL DATE		05/07/2026		DC									
																				XF DATE				LAND DATE															
																				INC DATE		08/01/2025		REA		AG DATE													
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																
1	0803	ASPHALT	C	0	0	0	0	24,636.00		SF	2.00		2.00		100	2017	2017	3	76	37,447																			
2	0972	ST LGHT UN		0	0	0	0	5.00		UT	2,530.00		2,530.00		100	2017	2017	3	89	11,259																			
3	0975	ST LT/ARM		0	0	0	0	2.00		UT	500.00		500.00		100	2017	2017	3	89	890																			
4	0400	CONC CURB		0	0	0	0	1,310.00		LF	15.00		15.00		100	2017	2017	3	97	19,061																			
5	0978	SECURTY LT		0	0	0	0	1.00		UT	450.00		450.00		100	2017	2017	3	89	401																			
6	0812	CONCRETE C		0	0	0	0	1,066.00		SF	4.00		4.00		100	2017	2017	3	95	4,051																			
7	0850	PEBBLE WLK		0	0	0	0	42.00		SF	3.50		3.50		100	2017	2017	3	95	140																			
8	0811	CONCRETE B		0	0	0	0	571.00		SF	5.20		5.20		100	2017	2017	3	95	2,821																			
9	1123	CB 8"		0	0	0	0	264.00		SF	6.15		6.15		100	2017	2017	3	95	1,542																			
10	0810	CONCRETE A		0	0	18	12	216.00		SF	6.50		6.50		100	2017	2017	3	95	1,334																			
LAND DESCRIPTION										TOTAL OB/XF										78,946																			
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS		UNIT TYPE	D T	DPFH FACT	% COND	TOT ADJ	UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	002300	C	FINANCIAL			0	0003	C-1	200.00	306.00	61,200.00		SF		1.00	1.00	1.00	15.00		15.00		918,000																	

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REVIEW DATE 07/12/2024 BY KBA Total Acres: 1.40 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS