UNIT 2
IN OR 1448/1157
ISLAND PROFESSIONAL PLAZA

C & S LANDS LLC
PO BOX 1647
YULEE, FL 32041-1647

2026

00-00-31-142P-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1427100
Location	INTERIOR	INTERIOR 100	
Desirability	OFFICE	OFFICE 100	
Balcony	FOP	FOP 100	
Parking	OPEN	OPEN 100	
Quality	03	Quality Level 03	
DOR CODE	0417	CONDO OFFICE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,340			2,340	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		2,340				1989	1989	100	100	0		

1 CONDO 0% - 0 HX Base Yr

1894 S 14TH ST 2, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	372,060
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	372,060
SOH/AGL Deduction	0
ASSESSED VALUE	372,060
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	372,060
TOTAL JUST VALUE	372,060
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110756	H/AC	2,000	05/18/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/1157	9/29/2006	TD	Q	I		375,000
GRANTOR: ROWE KENNETH E & CARO						
GRANTEE: C & S LANDS LLC						
1426/0840	7/07/2006	WD	Q	I	01	100
GRANTOR: ROWE KENNETH E & CARO						
GRANTEE: ROWE KENNETH E & CA						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS