UNIT 4
ISLAND PROFESSIONAL PLAZA
CONDO OR 576/444

C & S LANDS LLC
1894 S 14TH ST #2
FERNANDINA BEACH, FL 32034

2026

00-00-31-142P-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 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	1,180			1,180	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1427100		1,180				1989	1989	100	100	0		

1 CONDO 0% - 0 HX Base Yr

1894 S 14TH ST 4, 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	215,940
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	215,940
SOH/AGL Deduction	0
ASSESSED VALUE	215,940
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	215,940
TOTAL JUST VALUE	215,940
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130765	H/AC	4,500	04/11/2013
20100142	ELEC OTHER	1,000	01/27/2010
20090828	H/AC	3,000	06/29/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2444/1529	3/19/2021	WD	Q	I	01	215,000
GRANTOR: CAMBRIDGE SOUTH INC						
GRANTEE: C & S LANDS LLC						
1428/1847	7/18/2006	WD	Q	I		165,000
GRANTOR: SNOW WILLIAM A III						
GRANTEE: CAMBRIDGE SOUTH INC						

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