UNIT 6
IN OR 1671/1758
ISLAND PROFESSIONAL PLAZA

C & S LANDS LLC
1896 SOUTH 14TH STREET STE 2
FERNANDINA BEACH, FL 32034

2026

00-00-31-142P-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1427100
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	1,460			1,460	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1 CONDO		1,460	0% - 0			1989	1989	100	100	0	HX Base Yr	

1896 S 14TH ST 6, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	277,400
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	277,400
SOH/AGL Deduction	0
ASSESSED VALUE	277,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,400
TOTAL JUST VALUE	277,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	268,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173674	REPAIR/RRF	5,930	11/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1671/1758	4/14/2010	WD	U	I	30	225,000
GRANTOR: CAMBRIDGE SOUTH INC						
GRANTEE: C & S LAND LLC						
1630/1134	7/16/2009	WD	Q	I	01	225,000
GRANTOR: WILSON TERESA W						
GRANTEE: CAMBRIDGE SOUTH INC						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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