BLOCK 239 E'LY 200 FT OF
LOTS 6 & 7
CITY OF FDNA BEACH

LAKE WORTH ENTERPRISES LLC
1201 OAKFIELD DR STE 209
BRANDON, FL 33511

2026

00-00-31-1800-0239-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

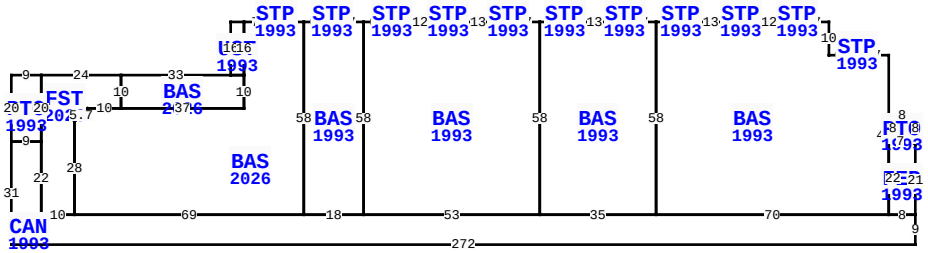
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	03	CONC FINSH 50
Interior Floo	11	CLAY TILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		44 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		28 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	00	QUALITY Level 03
Occupancy	00	0 100
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	1993	1,044	110,379
BAS	2,030	100	1993	2,030	214,628
BAS	3,074	100	1993	3,074	325,007
BAS	3,880	100	1993	3,880	410,224
BAS	370	100	2026	370	39,119
BAS	2,668	100	2026	2,668	282,081
CAN	2,646	30	1993	794	83,948
FEP	176	80	1993	141	14,907
FST	568	50	2026	284	30,027
PTO	64	5	1993	3	317
TOTALS	17,039			14,345	1,516,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	14,345	114.0720	126.62	1,816,364	1986	2010	0	0	0	16.50	83.50

1 NBHD SHOP 0% - 2024 Heated Area: 13207 HX Base Yr



** This building has 23 Sub-Areas

913 S 14TH ST, FERNANDINA BEACH

BLD DATE	01/05/2026	KW	LGL DATE		
XF DATE	12/28/2021	KK	LAND DATE	05/08/2026	DC
INC DATE	05/19/2026	DC	AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,690,089
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,690,089
SOH/AGL Deduction	515,477
ASSESSED VALUE	2,174,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,174,612
TOTAL JUST VALUE	2,690,089
NCON VALUE	0
INCOME VALUE	2690089
PREVIOUS YEAR MKT VALUE	1,976,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0003	INTERIOR RENOVATI	2,000	01/22/2026
BLDC-2025-0	PRIVATE PROVIDER(	325,000	07/07/2025
02332021	XFOB	0	11/08/2021
20210079	ROOF - 925 S 14TH	0	11/01/2021
20161060	CHANGEOUT 4 TON U	4,750	04/15/2016
20121666	ELEC OTHER	800	08/15/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/1309	2/15/2023	SW	Q	I	01	2,461,400
GRANTOR: KEMP RIDGE HOLDINGS L						
GRANTEE: LAKE WORTH PROPERTY						
2341/1034	12/30/2010	QC	U	I	11	100
GRANTOR: FLASH FOODS INC						
GRANTEE: KEMP RIDGE HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;LABEL=917+913;ORIG=0,0] W7 W5 W6 N10 W7 W5 W12 W5 W13 W5 W5 S58 E70 N48 $
BAS=[YR=1993;LABEL=925+923;ORIG=-105,-10] W7 W5 W13 W5 W12 W5 W6 S58 E53 N58 $
BAS=[YR=2026;LABEL=ste:933+931;ORIG=-194,16] W37 W10 D4L4 S28 E69 N58 W6 W5 W7 S16 S10 $
CAN=[YR=1993;ORIG=-264,26] S31 E272 N9 W8 W70 W35 W53 W18 W69 W10 N22 W9 $
BAS=[YR=1993;LABEL=921+919;ORIG=-70,-10] W7 W5 W13 W5 W5 S58 E35 N58 $
BAS=[YR=1993;LABEL=929;ORIG=-158,-10] W7 W5 W6 S58 E18 N58 $
FST=[YR=2026;LABEL=walk in cooler+beer cooler;ORIG=-231,6]

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
1	0972	ST LGHT UN	0	0	0	0	4.00	UT	3,036.00	3,036.00	100	1986	1986	3	22	2,672	
2	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	1986	1986	3	22	440	
3	0812	CONCRETE C	0	0	0	0	8,190.00	SF	4.00	4.00	100	1986	1986	3	44	14,414	
4	0803	ASPHALT C	0	0	0	0	33,229.00	SF	2.00	2.00	100	1986	1986	3	50	33,229	
5	0400	CONC CURB	0	0	0	0	930.00	LF	15.00	15.00	100	1986	1986	3	56	7,812	
6	0402	CONC BUMPE	0	0	0	0	58.00	UT	25.00	25.00	100	1986	1986	3	56	812	
7	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	2000	2000	3	93	201	
8	0524	PUMP ISLND	0	0	12	4	48.00	SF	4.50	4.50	100	2000	2000	3	93	201	
9	0381	COOLER	0	0	34	9	306.00	SF	82.50	82.50	100	1986	1986	3	20	5,049	
10	0383	FREEZER	0	0	15	8	120.00	SF	105.00	105.00	100	1986	1986	3	20	2,520	

TOTAL OB/XF 67,350

LAND DESCRIPTION

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
1	001610	C	SH CTR NHD	0	0003	MU-1	344.00	200.00	68,800.00	SF		1.00	1.00	0.80	15.00	12.00	825,600							

REVIEW DATE 01/05/2026 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

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NCON VALUE	0
INCOME VALUE	2690089
PREVIOUS YEAR MKT VALUE	1,976,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121370	INTERIOR PARTITIO	500	07/11/2012
20121164	TENANT LIGHTING	1,600	06/18/2012
20112243	INSTALL DUCTS	300	12/19/2011
20112224	INSTALL FIXTURES	800	12/15/2011
20112226	WIRING IN BATH	1,800	12/15/2011
20112205	REMODEL BATH	15,000	12/12/2011

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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
12	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1987	1987	3	100	400	
13	0424	CL FNC 6'	0	0	0	0	12.00	LF	20.00	20.00	100	2005	2005	3	61	146	
16	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	61	183	
17	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	2009	2009	3	31	298	
18	0450	PREFAB FNC	0	0	0	0	73.00	LF	8.00	8.00	100	2009	2009	3	31	181	
19	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2000	2000	3	20	80	
20	4310	CANOPIES F	0	0	60	28	1,680.00	UT	22.75	22.75	100	2010	2010	3	25	9,555	
21	4950	BOLLARD	0	0	0	0	15.00	UT	100.00	100.00	100	2018	2018	3	100	1,500	
22	0940	SHEDS/PORT	0	0	0	0	31.00	SF	30.00	30.00	100	2021	2021	3	86	800	
23	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	1986	1986	3	100	200	

TOTAL OB/XF 13,343

LAND DESCRIPTION

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 01/05/2026 BY KW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS