



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	19	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	13	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

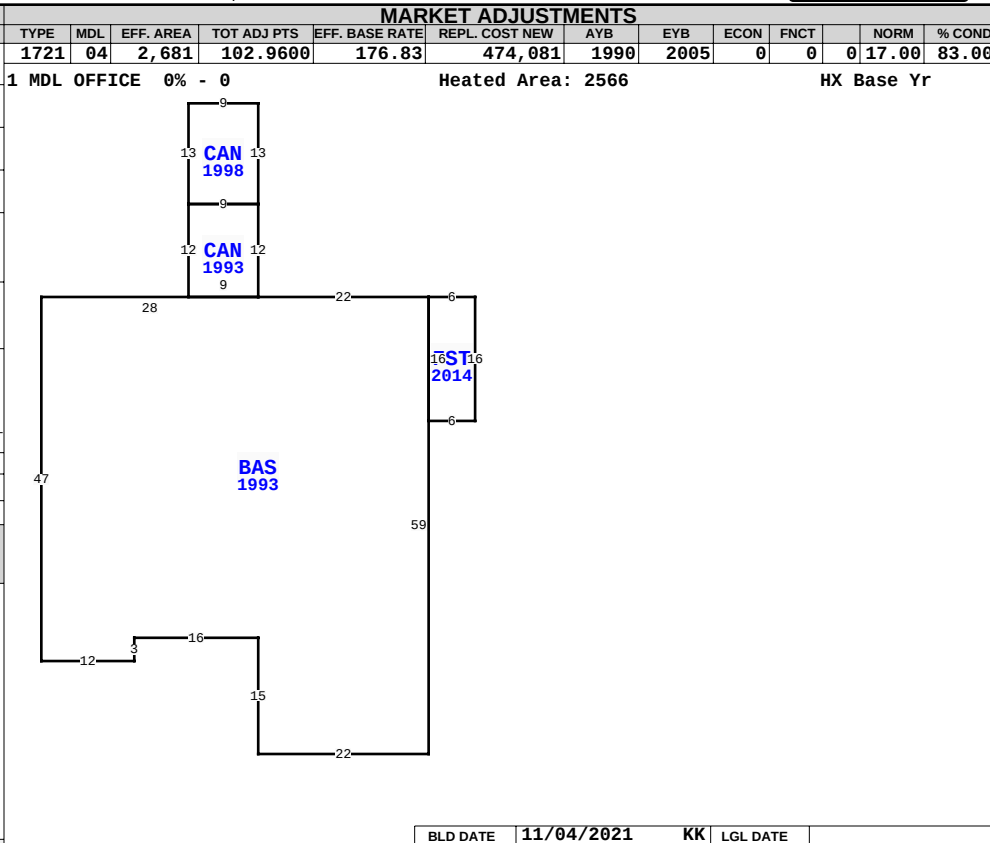
Quality	03	Quality Level 03
DOR CODE	1720	MEDICAL OFFICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,566	100	1993	2,566	376,609
CAN	108	30	1993	32	4,697
CAN	117	30	1998	35	5,137
FST	96	50	2014	48	7,045
TOTALS	2,887			2,681	393,487

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0811	CONCRETE B	0	0	0	0	544.00	SF	5.20	5.20	100	1990	1990	3	54.5	1,542	
2	0803	ASPHALT C	0	0	0	0	7,921.00	SF	2.00	2.00	100	1990	1990	3	50	7,921	
3	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1990	1990	3	64	64	
4	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	1998	1998	3	100	300	
5	0803	ASPHALT C	0	0	0	0	4,556.00	SF	2.00	2.00	100	1993	1993	3	50	4,556	
6	0400	CONC CURB	0	0	0	0	124.00	LF	15.00	15.00	100	1990	1990	3	64	1,190	
7	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	100	1990	1990	3	20	250	
8	0975	ST LT/ARM	0	0	0	0	3.00	UT	250.00	250.00	100	1993	1993	3	29	218	
9	0646	LWN SPRK H	0	0	0	0	21.00	UT	2.00	2.00	100	1990	1990	3	85	36	
10	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2005	2005	3	61	4,630	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	001910	C



829 S 14TH ST, FERNANDINA BEACH	BLD DATE 11/04/2021	KK	LGL DATE	05/08/2026	DC
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF 20,707																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	001910	C	MEDICAL OF	0	0003	MU-1	0.00	0.00	45,300.00	SF		1.00	1.00	0.65	15.00	9.75

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	393,487	
TOTAL MARKET OB/XF VALUE	36,581	
TOTAL LAND VALUE - MARKET	441,675	
TOTAL MARKET VALUE	871,743	
SOH/AGL Deduction	309,650	
ASSESSED VALUE	562,093	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	562,093	
TOTAL JUST VALUE	871,743	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	639,145	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142043	SIGN	1,595	09/18/2014
20141946	XFOB	0	09/08/2014
20141620	H/AC	12,755	07/24/2014
20141307	REMODEL	28,000	06/17/2014
20141287	REMODEL	25,000	06/16/2014
20141288	REMODEL	2,200	06/16/2014

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1894/1166	12/19/2013	WD Q I	02
GRANTOR: COMMUNITY FIRST CREDI			
GRANTEE: TRAMBAC LLC			
0578/0752	9/07/1989	WD U V	100
GRANTOR: ITT RAYONIER INC			
GRANTEE: EIGHT FLAGS FEDERAL			

BUILDING NOTES			
BUILDING DIMENSIONS			
FST=[YR=2014] W6 BAS=[YR=1993] W22 CAN=[YR=1993] N12 CAN=[YR=1998] N13 W9 S13 E9\$ W9 S12 E9\$ W28 S47 E12 N3 E16 S15 E22 N59\$ S16 E6 N16 \$.			

TRAMBAC LLC
96524 CAYMAN CIR
FERNANDINA BEACH, FL 32034

00-00-31-1800-0239-0081

REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00	Total Land Value: 441,675	Market: 0	Agricultural: 0	Common: 441,675	PRINTED 07/09/2026 BY SYS
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