BLK 260 TRACTS B,C & D OF
LOT 1 'BEING PARCEL 1'
IN OR 2247/445

CVC RE HOLDINGS LLC/
6 SOUTH 14TH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0260-01B0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	00	QUALITY CODE 03
Occupancy		100

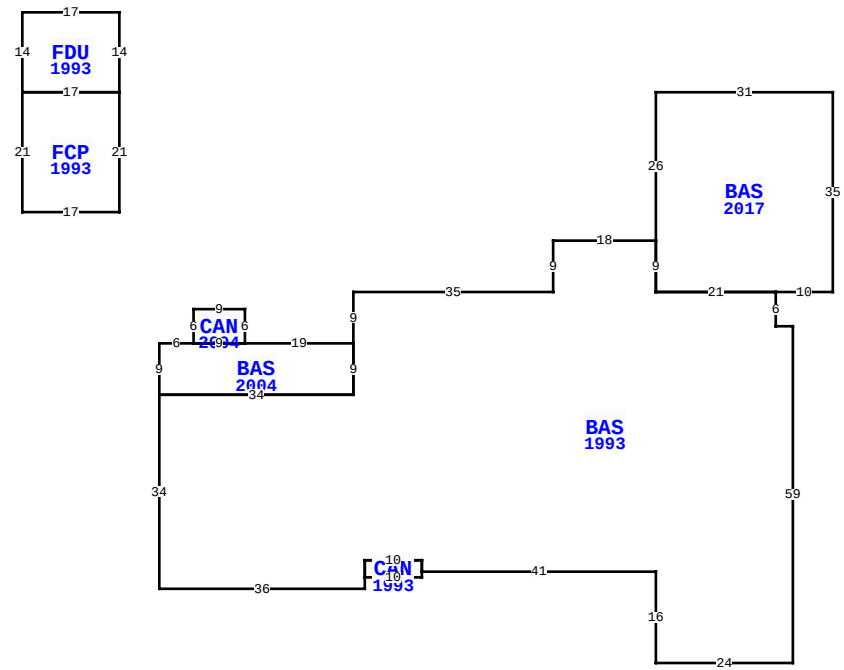
DOR CODE	1720	MEDICAL OFFICE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,443	100	1993	5,443	743,973
BAS	306	100	2004	306	41,825
BAS	1,085	100	2017	1,085	148,303
CAN	30	30	1993	9	1,230
CAN	54	30	2004	16	2,187
FCP	357	30	1993	107	14,625
FDU	238	60	1993	143	19,546
TOTALS	7,513			7,109	971,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	7,109	95.8830	164.68	1,170,710	1957	2005	0	0	0	17.00	83.00

1 MDL OFFICE 0% - 0 Heated Area: 6834 HX Base Yr



6 S 14TH ST, FERNANDINA BEACH

BLD DATE	03/04/2025	KW	LGL DATE	
XF DATE	03/04/2025	KW	LAND DATE	05/06/2026 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	971,689
TOTAL MARKET OB/XF VALUE	51,571
TOTAL LAND VALUE - MARKET	927,080
TOTAL MARKET VALUE	1,950,340
SOH/AGL Deduction	931,643
ASSESSED VALUE	1,018,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,018,697
TOTAL JUST VALUE	1,950,340
NCON VALUE	0
INCOME VALUE	980488
PREVIOUS YEAR MKT VALUE	1,618,122

COASTAL VISION CENTER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163207	ADDITION	132,906	11/21/2016
20140165	REPAIR/RRF	0	01/27/2014
20112842	INSTALL SIGN LIGH	600	10/11/2011
20111670	SIGN	3,350	09/23/2011
20062053	DEMOLITION	0	09/05/2006
20061800	DEMOLITION	0	07/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2247/0445	1/01/2019	SW	Q	I	05	1,230,000
GRANTOR: SOUTHEAST MEDICAL & O						
GRANTEE: CVC RE HOLDINGS LLC						
2056/1009	6/30/2016	SW	U	I	30	845,000
GRANTOR: M & S PARTNERSHIP						
GRANTEE: SOUTHEAST MEDICAL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-31,26] W18 S9 W35 S9 S9 W34 S34 E36 N2 N3 E10 S2 E41 S16 E24 N59 W3 N6 W21 N9 $
BAS=[YR=2017;ORIG=0,0] W31 S26 S9 E21 E10 N35 $
FCP=[YR=1993;ORIG=-142,21] N21 E17 S21 W17 $
BAS=[YR=2004;ORIG=-84,44] W19 W9 W6 S9 E34 N9 $
FDU=[YR=1993;LABEL=Pool house;ORIG=-142,-14] E17 S14 W17 N14 $
CAN=[YR=2004;ORIG=-103,44] N6 W9 S6 E9 $
CAN=[YR=1993;ORIG=-82,85] E10 N3 W10 S3 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
2	0845	KOOL DECK	0	0	0	0	485.00	SF	7.25	7.25	100	1980	1980	3	29	1,020	
3	0865	POOL SF	0	0	0	0	646.00	SF	80.00	80.00	100	1980	1980		65	33,592	
4	0810	CONCRETE A	0	0	0	0	209.00	SF	6.50	6.50	100	1957	1957	3	20	272	
5	0812	CONCRETE C	0	0	0	0	6,767.00	SF	4.00	4.00	100	1988	1988	3	49.5	13,399	
6	1127	BRICK 8"	0	0	0	0	176.00	SF	11.00	11.00	100	1965	1965	3	43	832	
7	0421	CL FNC 3'	0	0	0	0	170.00	LF	4.00	4.00	100	1993	1993	3	28	190	
8	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	1993	1993	3	28	98	
9	0351	CARPORT MT	0	0	20	11	220.00	SF	5.60	5.60	100	2000	2000	3	20	246	
10	0402	CONC BUMPE	0	0	0	0	21.00	UT	25.00	25.00	100	2004	2004	3	86	452	

TOTAL OB/XF 51,571

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	001910	C	MEDICAL OF	0	0003	C-1			26,488.00	SF		1.00	1.00	1.00	35.00	35.00	927,080							

REVIEW DATE 03/04/2025 BY KW Total Acres: 0.61 Total Land Value: 927,080 Market: 0 Agricultural: 0 Common: 927,080 PRINTED 07/09/2026 BY SYS