

BLOCK 265 LOTS ALL OF EX
PT OF LOTS 1 2 4 5 &
& ALL OF ABND 15TH ST

DBTW AT FBFL LLC/
PO BOX 30641
SEA ISLAND, GA 31561

2026

00-00-31-1800-0265-0011



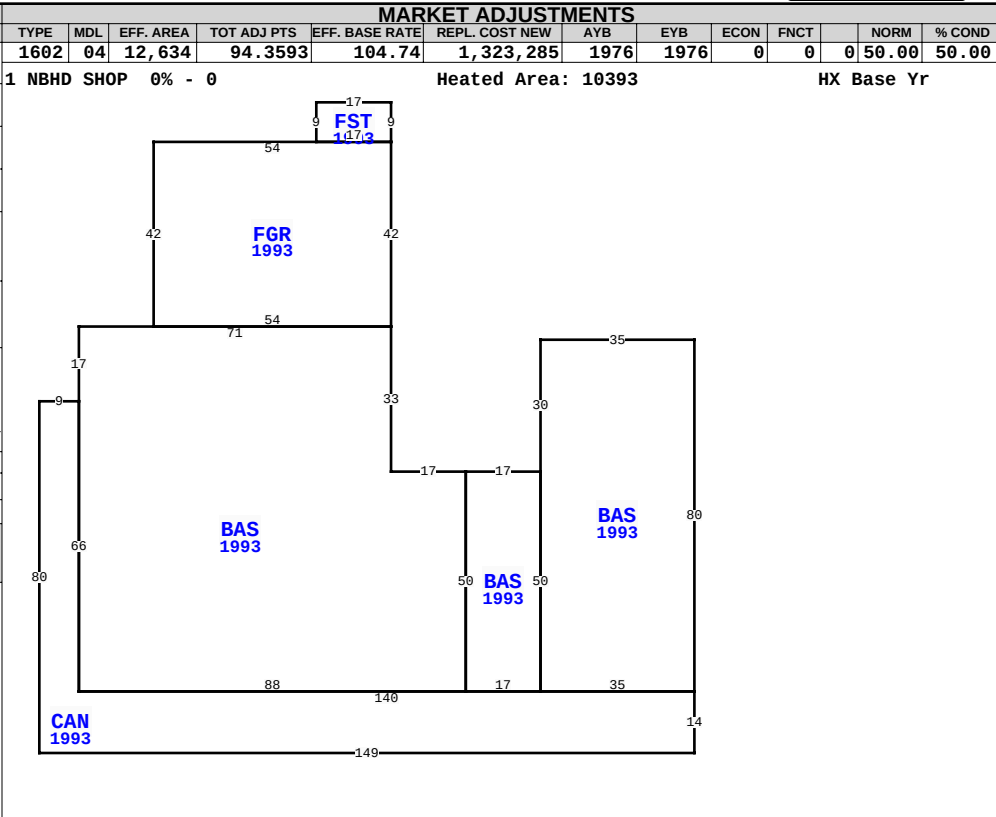
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	03 CONC FINSH 40
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	23 100
Frame	03 MASONRY 100
Story Height	14 100
RMS	24 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	1600COMMUNITY 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	850	100	1993	850	44,515
BAS	2,800	100	1993	2,800	146,636
BAS	6,743	100	1993	6,743	353,131
CAN	2,680	30	1993	804	42,106
FGR	2,268	60	1993	1,361	71,276
FST	153	50	1993	76	3,980

TOTALS	15,494			12,634	661,642
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W
1	0812	CONCRETE C	0	0	0 0
2	0966	FIRE SPRNK	1	0	0 0
3	0966	FIRE SPRNK	3	0	0 0
4	0966	FIRE SPRNK	2	0	0 0
5	0966	FIRE SPRNK	4	0	0 0
6	0803	ASPHALT C	0	0	0 0
7	0803	ASPHALT C	0	0	0 0
8	0812	CONCRETE C	0	0	0 0
9	0812	CONCRETE C	0	0	0 0
10	0812	CONCRETE C	0	0	0 0

LAND DESCRIPTION	
L N	USE CODE
1	001600



1/26KW- FC MID 2026 FOR CONVERSION 0	BLD DATE	10/11/2024	KW	LGL DATE	
1018 S 14TH ST, FERNANDINA BEACH	XF DATE	10/11/2024	KW	LAND DATE	
	INC DATE	05/27/2026	REA	AG DATE	
					05/08/2026 DC

TOTAL OB/XF	
L N	USE CODE
1	001600

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,873,417
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	6,091,771
SOH/AGL Deduction	596,666
ASSESSED VALUE	5,495,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,495,105
TOTAL JUST VALUE	6,091,771
NCON VALUE	0
INCOME VALUE	6091771
PREVIOUS YEAR MKT VALUE	4,997,971

SEE EACH BLDG (NOTE) FOR TENANT INFO AS OF 10/2024			
EIGHT FLAGS SHOPPING CENTER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0003	INSTALL 14.53 SF	0	03/13/2026
2024-0045-B	TENANT BUILD OUT-	254,000	06/10/2024
BLDC-2024-0	CONSTRUCTION FIRE	0	01/25/2024
SIGN-2024-0	SIGNAGE FOR CLUB	0	01/18/2024
SIGN-2023-0	ELECTRIC WALL SIG		05/11/2023
BLDC-2022-0	REMODEL MOVIE THE	2,850,000	06/29/2022

SALES DATA	
OFF RECORD Number	DATE
1348/0403	9/07/2005
GRANTOR: EIGHT FLAGS LLC	
GRANTEE: DBTW AT FBFL LLC	
0983/0573	4/25/2001
GRANTOR: FOURTEENTH STREET PAR	
GRANTEE: EIGHT FLAGS LLC	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993;LABEL=suites:1000-1002-1004;ORIG=-52,30] W17 N33	
W71 S17 S66 E88 N50 \$	
BAS=[YR=1993;LABEL=suites:1008-1012;ORIG=0,0] W35 S30 S50 E35	
N80 \$	
CAN=[YR=1993;ORIG=-140,14] W9 S80 E149 N14 W140 N66 \$	
FGR=[YR=1993;LABEL=1424Jasmine;ORIG=-69,-3] N42 W54 S42 E54 \$	
BAS=[YR=1993;LABEL=ste:1006;ORIG=-35,30] W17 S50 E17 N50 \$	
FST=[YR=1993;ORIG=-69,-45] N9 W17 S9 E17 \$	

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 4																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	15	CONC BLOCK 50								1602	04	67,270	108.3978	120.32	8,093,926	1974	1974		0		0	50.00	50.00	VALUATION BY															
Exterior Wall	17	CB STUCCO 50								3 NBHD SHOP 0% - 0														Heated Area: 62140								HX Base Yr							
Roof Structure	09	RIDGE FRME 100																						Tax Group: 2								Tax Dist:							
Roof Cover	04	BUILT-UP 100																						BUILDING MARKET VALUE								4,873,417							
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE								0							
Interior Floor	07	CORK/VTILE 60																						TOTAL LAND VALUE - MARKET								0							
Interior Floor	14	CARPET 40																						TOTAL MARKET VALUE								6,091,771							
Ceiling	01	FIN.SUSPD 100																						SOH/AGL Deduction								596,666							
Air Condition	04	ROOF TOP 100																						ASSESSED VALUE								5,495,105							
Heating Type	04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE								0							
Fixtures	75	100																						BASE TAXABLE VALUE								5,495,105							
Frame	03	MASONRY 100																						TOTAL JUST VALUE								6,091,771							
Story Height	21	100																						NCON VALUE								0							
RMS	50	100																						INCOME VALUE								6091771							
Stories	1.	1. 100																						PREVIOUS YEAR MKT VALUE								4,997,971							
Units	0	100																																					
BUD8 Adjustme	02	DIST FB 100																																					
Occupancy	00	NONE 100																																					
Quality	03	Quality Level 03																																					
DOR CODE	1600	COMMUNITY SHOPPING																																					
MAP NUM		MKT AREA																																					
NEIGHBORHOOD/LOC	1010	00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,330	100	1993	1,330	80,013																																		
BAS	1,511	100	1993	1,511	90,902																																		
BAS	2,100	100	1993	2,100	126,336																																		
BAS	2,100	100	1993	2,100	126,336																																		
BAS	2,170	100	1993	2,170	130,547																																		
BAS	6,713	100	1993	6,713	403,854																																		
BAS	9,480	100	1993	9,480	570,317																																		
BAS	11,647	100	1993	11,647	700,684																																		
BAS	21,806	100	1993	21,806	1,311,849																																		
CAN	2,086	30	1993	626	37,660																																		
TOTALS	76,220			67,270	1,046,963																																		
EXTRA FEATURES										1/26KW- FC MID 2026 FOR CONVERSION 0										05/08/2026 DC																			
1018 S 14TH ST, FERNANDINA BEACH										BLD DATE 10/11/2024										KW																			
										XF DATE 10/11/2024										KW																			
										INC DATE 05/27/2026										LGL DATE																			
																				LAND DATE																			
																				AG DATE																			
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																						
21	0097	AWNING CN	0	0	0	0	15.00	SF	65.00	65.00	100	2011	2011	3	56	546																							
22	0476	VF 6 SBPL	0	0	0	0	12.00	LF	32.00	32.00	100	2000	2000	3	45	173																							
23	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	45	135																							
24	0430	CL FNC 6B	0	0	0	0	65.00	LF	9.70	9.70	100	2005	2005	3	61	385																							
25	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	61	366																							
26	0381	COOLER	0	0	15	9	135.00	SF	82.50	82.50	100	2012	2012	3	66	7,351																							
27	0097	AWNING CN	0	0	0	0	8.00	SF	65.00	65.00	100	2012	2012	3	60	312																							
28	0097	AWNING CN	0	0	0	0	8.00	SF	65.00	65.00	100	2012	2012	3	60	312																							
29	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2000	2000	3	20	160																							
LAND DESCRIPTION										TOTAL OB/XF										9,740																			
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															

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