

BLK 266 E 180FT OF LOT 6
IN OR 1190/1786
CITY OF FDNA BEACH

CEMR INC/
86229 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0266-0061



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 80
Interior Floor	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		25 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		23 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

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	6,536	100	2006	6,536	978,141
CAN	30	30	2007	9	1,347
FAT	506	20	2006	101	15,115

TOTALS 7,072 6,646 994,603

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
1	0811	CONCRETE B	0	0	0	0	765.00	SF	5.20	5.20	100	2006	2006	3	84	3,342	
2	0803	ASPHALT C	0	0	0	0	12,902.00	SF	2.00	2.00	100	2006	2006	3	54	13,934	
3	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2006	2006	3	88	44	
4	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2006	2006	3	64	6,477	
5	0400	CONC CURB	0	0	0	0	296.00	LF	15.00	15.00	100	2006	2006	3	88	3,907	
6	0424	CL FNC 6'	0	0	0	0	228.00	LF	20.00	20.00	100	2006	2006	3	64	2,918	
7	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	2006	2006	3	64	960	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001901	C	MEDICAL OF	0	0006	C-2	180.00	172.00	30,960.00	SF		1.00	1.00	1.00	10.00	10.00	309,600							

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1721	04	6,646	103.7322	178.16	1,184,051	2006	2006	0	0	0	16.00	84.00	

3 MDL OFFICE 0% - 0

Heated Area: 6637

HX Base Yr

10

5

6

CA

2006

2007

5

86

76

66

BAS

2006

23

22

FAT

2006

22

23

1463 NECTARINE ST, FERNANDINA BEACH

BLD DATE	01/13/2022	KK	LGL DATE	05/08/2026	DC
XF DATE			LAND DATE		
INC DATE			AG DATE		

TOTAL OB/XF 31,582

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001901	C	MEDICAL OF	0	0006	C-2	180.00	172.00	30,960.00	SF		1.00	1.00	1.00	10.00	10.00	309,600							

Total Acres: 0.71 Total Land Value: 309,600 Market: 0 Agricultural: 0 Common: 309,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161317	CHANGEOUT AC UNIT	4,000	05/01/2016
R08574	REPAIR/RRF	13,600	11/01/2005
M10649	MECH OTHER	0	11/01/2005
P10003	OTHER	0	09/01/2005
E15546	ELEC OTHER	64,000	08/01/2005
C0515225	CO ISSUED	640,000	05/01/2005

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1190/1786 11/25/2003 WD Q I 235,000

GRANTOR: ENNIS JAMES E & KATIE

GRANTEE: CEMR INC

0215/0168 3/25/1976 WD Q V 6,000

GRANTOR: LEE LENTON & NADINE H

GRANTEE: ENNIS JAMES E & KAT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W86S10CAN=[YR=2007] W5S6E5N6 \$S66E86N76\$

PTR=E15 FAT=[YR=2006] S22E23N22W23\$ W15\$.

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1	001901	C	MEDICAL OF	0	0006	C-2	180.00	172.00	30,960.00	SF		1.00	1.00	1.00	10.00	10.00	309,600							

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