BLOCK 267 S1/2 OF LOT 2
PT OR 2455/1778
ESMT PT OR 1567/64

ISLAND PARK PROPERTIES LLC
PO BOX 489
YULEE, FL 32041

2026

00-00-31-1800-0267-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

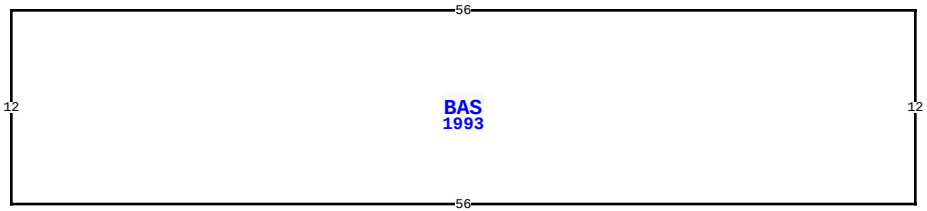
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	5
TOTALS	672			672	5

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	672	85.2000	72.42	48,666	1968	1968	0	00	.01	70.00	0.01

1 M/H 93- 0% - 0 Heated Area: 672 HX Base Yr



1420 S 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	5
TOTAL MARKET OB/XF VALUE	1
TOTAL LAND VALUE - MARKET	267,900
TOTAL MARKET VALUE	267,906
SOH/AGL Deduction	133,423
ASSESSED VALUE	134,483
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,483
TOTAL JUST VALUE	267,906
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 2983	N/A	3,000	09/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2455/1787	4/23/2021	QC	U	I	11	100
GRANTOR: PAPPY'S LLP						
GRANTEE: ISLAND PARK PROPERT						
2455/1778	4/23/2021	SW	Q	I	05	691,000
GRANTOR: PAPPY'S LLP						
GRANTEE: ISLAND PARK PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12$.

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
2	1243	WD DECK F	0	0	8	15	120.00	SF	8.00	8.00	100	2000	2000	3	20	1	

LAND DESCRIPTION

TOTAL OB/XF 1

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	000100	C	RES	0	0003	C-2	86.00	210.00	17,860.00	SF		1.00	1.00	1.00	15.00	15.00	267,900							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 267,900 Market: 0 Agricultural: 0 Common: 267,900 PRINTED 07/09/2026 BY SYS