

BLOCK 267 N1/2 OF LOT 3
PT OR 2455/1778
CITY OF FDNA BEACH

ISLAND PARK PROPERTIES LLC
463063 SR 200
YULEE, FL 32097

2026

00-00-31-1800-0267-0031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 70
Interior Floo	08	SHT VINYL 30
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures	5	100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RES

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	224	100	1993	224	8,984
BAS	256	100	1993	256	10,268
CAN	210	30	1993	63	2,527
FUS	256	100	1993	256	10,268

TOTALS	946			799	32,047
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0443	STK FNC 6'	0	0	0	57.00	LF	10.00	10.00	100	2004
2	1241	WD DECK G	0	0	16	64.00	UT	11.50	11.50	100	2000
3	0443	STK FNC 6'	0	0	0	72.00	LF	10.00	10.00	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001200	C	STORE COMB	0	0003	C-2	86.00	210.00	18,060.00	SF	1.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	799	82.6875	123.41	98,605	1982	1982	0	0	67.50	32.50
1 OFFICE 0% - 0 Heated Area: 736 HX Base Yr											
14 16 16 16 14 16 16 16 30 30 CAN 1993 16 16 16 16 16 16 16 16 16 16 FUS 1993											

1440 S 14TH ST, FERNANDINA BEACH	BLD DATE 01/16/2019	KK	LGL DATE 05/08/2026	DC
	XF DATE		LAND DATE	
	INC 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
1	0443	STK FNC 6'	0	0	0	57.00	LF	10.00	10.00	100	2004	2004	3	20	114	
2	1241	WD DECK G	0	0	16	64.00	UT	11.50	11.50	100	2000	2000	3	26	191	
3	0443	STK FNC 6'	0	0	0	72.00	LF	10.00	10.00	100	2006	2006	3	22	158	

TOTAL OB/XF											
463											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001200	C	STORE COMB	0	0003	C-2	86.00	210.00	18,060.00	SF	1.00

Total Acres:	0.00	Total Land Value:	270,900	Market:	0	Agricultural:	0	Common:	270,900
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		100	
TOTAL MARKET OB/XF VALUE		463	
TOTAL LAND VALUE - MARKET		270,900	
TOTAL MARKET VALUE		271,463	
SOH/AGL Deduction		103,295	
ASSESSED VALUE		168,168	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		168,168	
TOTAL JUST VALUE		271,463	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		190,222	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017867	CHNGE SRVC	1,500	03/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2455/1778	4/23/2021	SW	Q	I	05	691,000	
GRANTOR: PAPPY'S LLP							
GRANTEE: ISLAND PARK PROPERT							
0972/1666	2/28/2001	PR	U	I	09	400,000	
GRANTOR: LEE LINTON ESTATE							
GRANTEE: PAPPY'S LLP							

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS=[YR=1993] W16 BAS=[YR=1993] W14 S16 CAN=[YR=1993] S7 E30 N7 W30\$ E14 N16 \$ S16 E16 N16 \$ PTR= E15 FUS=[YR=1993] E16 S16 W16 N16 \$ W15 \$.															