

THAT PORTION BOUNDED N BY BLK
267 W & S BY SEC LINE 25 & E
BY S0 15TH ST EX PAR 1-5

CONTINENTAL CABLEVISION OF JACKSONVILLE INC
ONE COMCAST CENTER, 32ND FLR
PHILADELPHIA, PA 19103

2026

25-3N-28-0000-0001-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2														
Exterior Wall	19	COMMON BRK 60	1701	04	2,312	104.6850	156.24	361,227	1983	1983	0	0	0	65.00	35.00	VALUATION BY STANDARD													
Exterior Wall	17	CB STUCCO 40	1 OFFICE 0% - 0													Heated Area: 2158 HX Base Yr													
Roof Structur	04	WOOD TRUSS 100															Tax Group: 8 Tax Dist:												
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 131,055												
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 70,439												
Interior Floo	14	CARPET 70															TOTAL LAND VALUE - MARKET 1,596,825												
Interior Floo	03	CONC FINSH 30															TOTAL MARKET VALUE 1,798,319												
Ceiling	01	FIN.SUSPD 100															SOH/AGL Deduction 741,918												
Air Condition	03	CENTRAL 100															ASSESSED VALUE 1,056,461												
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE 0												
Fixtures	6	100															BASE TAXABLE VALUE 1,056,461												
Frame	03	MASONRY 100															TOTAL JUST VALUE 1,798,319												
Story Height	12	100	NCON VALUE 0																										
RMS	8	100	INCOME VALUE																										
Stories	1.	1. 100	PREVIOUS YEAR MKT VALUE 1,535,890																										
Units	0	100																											
BUD8 Adjustme	05	DIST 1A 100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	9100	UTILITIES																											
MAP NUM		MKT AREA	02																										
NEIGHBORHOOD/LOC	2004.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,158	100	1993	2,158	118,008																								
CAN	45	30	1993	14	765																								
CAN	78	30	1993	23	1,258																								
CAN	390	30	1993	117	6,398																								
TOTALS	2,671			2,312	126,429																								
EXTRA FEATURES						1600 S 14TH ST, FERNANDINA BEACH																							
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	0803	ASPHALT C	0	0	0	0	4,354.00	SF	2.00	2.00	100	2004	2004	3	50	4,354													
2	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1983	1983	3	75	4,500													
3	0810	CONCRETE A	0	0	0	0	440.00	SF	6.50	6.50	100	1983	1983	3	35	1,001													
4	0430	CL FNC 6B	0	0	0	0	657.00	LF	9.70	9.70	100	1983	1983	3	20	1,275													
5	0464	FNC GT 10'	0	0	0	0	2.00	UT	367.50	367.50	100	1983	1983	3	20	147													
6	0819	CONC 12"	0	0	0	0	135.00	SF	9.50	9.50	100	1978	1978	3	27	346													
7	0819	CONC 12"	0	0	0	0	100.00	SF	9.50	9.50	100	1983	1983	3	35	333													
8	1050	TOWER-COMM	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	1978	1978	3	100	40,000													
9	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1993	1993	3	29	131													
10	0430	CL FNC 6B	0	0	0	0	26.00	LF	9.70	9.70	100	1978	1978	3	20	50													
LAND DESCRIPTION						TOTAL OB/XF 52,137																							
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	009100	C	UTILITY	0	0003	CI	0.00	0.00	106,455.00	SF		1.00	1.00	1.00	15.00	15.00	1,596,825												
REVIEW DATE 02/01/2024 BY KBA Total Acres: 2.44 Total Land Value: 1,596,825 Market: 0 Agricultural: 0 Common: 1,596,825 PRINTED 07/09/2026 BY SYS																													

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ONE COMCAST CENTER, 32ND FLR
PHILADELPHIA, PA 19103

25-3N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT CD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Ceiling

Air Condition

Heating Type

Plumbing Frame

Story Height

RMS Stories

Class

Units Occupancy

15

01

04

01

03

04

03

04

03

09

1.

00

00

CONC BLOCK 100

FLAT 100

BUILT-UP 100

MINIMUM 100

CONC FINSH 100

NONE 100

CENTRAL 100

AIR DUCTED 100

MASONRY 100

9 100

1 100

1. 100

. 100

0 100

NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

03

9100

2004.00

03

UTILITIES

03

Quality Level 03

02

02

CD

TOTAL ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

4803

06

600

81.1566

38.55

23,130

1978

1978

0

0

80.00

20.00

2 STOR WAREH

0% - 0

Heated Area: 600

HX Base Yr

20

30

30

20

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

600

100

1993

600

4,626

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

11

0811

CONCRETE B

0 0

4

163

652.00 SF

5.20

5.20

100

1997

1997

3

70

2,373

12

4950

BOLLARD

0 0

0

0

5.00 UT

100.00

100.00

100

1997

1997

3

100

500

13

0092

AUTO GATE

0 0

0

0

1.00 UT

3,500.00

3,500.00

100

1997

1997

3

20

700

14

0351

CARPORT MT

0 0

25

21

525.00 SF

10.00

10.00

100

2009

2009

3

31

1,628

15

0803

ASPHALT C

0 0

0

0

9,633.00 SF

2.00

2.00

100

2013

2013

3

68

13,101

LAND DESCRIPTION

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

REVIEW DATE

02/01/2024

BY

KBA

Total Acres: 2.44

Total Land Value: 1,596,825

Market: 0

Agricultural: 0

Common: 1,596,825

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

4803

06

600

81.1566

38.55

23,130

1978

1978

0

0

80.00

20.00

2 STOR WAREH

0% - 0

Heated Area: 600

HX Base Yr

20

30

30

20

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

600

100

1993

600

4,626

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0725/1790

3/17/1995

WD U

I

09

304,100

GRANTOR: RIFKIN CABLE INCOME P

GRANTEE: CONTINENTAL CABLEVI

0506/1193

12/01/1986

MS U

I

46,400

GRANTOR:

GRANTEE:

BUILDING NOTES

BAS=[YR=1993] W30 S20 E30 N20\$.

NASSAU COUNTY PROPERTY

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