

IN OR 2282/205
EX R/W OR 747/748
EX 35-2 & 35-3

ISLAND GROVE LEASEHOLD LLC
96435 PINE GROVE RD
FERNANDINA BEACH, FL 32034

2026

40-2N-28-0000-0035-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	13	100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		18 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	05	Quality Level 05
DOR CODE	1720	MEDICAL OFFICE

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	63	100	2021	63	14,817
BAS	3,390	100	2021	3,390	797,295
CAN	803	30	2021	241	56,681
DCK	100	10	2021	10	2,352
DCK	100	10	2021	10	2,352
FST	844	50	2021	422	99,250
STR	27	10	2021	3	706
STR	35	10	2021	4	941

TOTALS	5,362			4,143	974,393
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	7,686.00	SF	2.00	2.00	100	2021	2021	3	84	12,912	
2	0400	CONC CURB	0	0	0	0	342.00	LF	15.00	15.00	100	2021	2021	3	99	5,079	
3	0812	CONCRETE C	0	0	0	0	1,792.00	SF	4.00	4.00	100	2021	2021	3	98	7,025	
4	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2021	2021	3	99	50	
5	0810	CONCRETE A	0	0	52	1	52.00	SF	6.50	6.50	100	2021	2021	3	98	331	
6	0810	CONCRETE A	0	0	0	0	130.00	SF	6.50	6.50	100	2021	2021	3	98	828	
7	0972	ST LGHT UN	0	0	0	0	7.00	UT	1,897.50	1,897.50	100	2021	2021	3	95	12,618	
8	0819	CONC 12"	0	0	0	0	21.00	SF	9.50	9.50	100	2021	2021	3	98	196	
9	0648	LIGHTS-AV	0	0	0	0	4.00	UT	140.00	140.00	100	2021	2021	3	86	482	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	001910	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1721	04	4,143	139.7298	239.99	994,279	2021	2021	0	0	0	2.00	98.00	
1 MDL OFFICE 0% - 0 Heated Area: 3453 HX Base Yr													
96425 PINE GROVE RD, FERNANDINA BEACH													
BLD DATE 11/04/2021 KK LGL DATE 04/16/2026 DC													
XF DATE INC DATE AG DATE													

TOTAL OB/XF 39,521													
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
1	001910	C	MEDICAL OF	0	0004	CG	0.00	0.00	39,434.00	SF		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			974,393
TOTAL MARKET OB/XF VALUE			39,521
TOTAL LAND VALUE - MARKET			512,642
TOTAL MARKET VALUE			1,526,556
SOH/AGL Deduction			217,407
ASSESSED VALUE			1,309,149
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,309,149
TOTAL JUST VALUE			1,526,556
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,440,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001860	OTHER-SITE WORK	100,000	03/11/2020
19005036	NEW CONSTR	750,000	07/09/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2282/0205	5/17/2019	WD	U	V	30
GRANTOR: LOVETT LEAH K DMD PA					
GRANTEE: ISLAND GROVE LEASEH					
1880/0239	9/11/2013	WD	Q	V	02
GRANTOR: CBC NATIONAL BANK					
GRANTEE: LOVETT LEAH K DMD P					

BUILDING NOTES		
BAS=[YR=2021;ORIG=-12,8] W52 W12 S21 E7 S9 W7 S17 E30 S1 E16 N1 E21 N15 E9 N32 W12 \$		
FST=[YR=2021;ORIG=10,4] E22 N5 E12 S5 E22 S14 W56 N14 \$		
CAN=[YR=2021;ORIG=-76,55] S9 E33 E43 N11 N13 W9 S15 W21 S1 W16 N1 W30 \$		
DCK=[YR=2021;ORIG=0,0] W4 N1 W4 S1 W4 S8 E12 N8 \$		
DCK=[YR=2021;ORIG=-64,8] N8 W4 N1 W4 S1 W4 S8 E12 \$		
BAS=[YR=2021;ORIG=-76,29] S9 E7 N9 W7 \$		
STR=[YR=2021;ORIG=0,53] E5 N7 W5 S7 \$		
STR=[YR=2021;ORIG=-43,64] S3 E9 N3 W9 \$		
PTR=[ORIG=0,0] E15 W15 \$		

BUILDING DIMENSIONS		
BAS=[YR=2021;ORIG=-12,8] W52 W12 S21 E7 S9 W7 S17 E30 S1 E16 N1 E21 N15 E9 N32 W12 \$		
FST=[YR=2021;ORIG=10,4] E22 N5 E12 S5 E22 S14 W56 N14 \$		
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PTR=[ORIG=0,0] E15 W15 \$		