S37.50 FT OF LOT 14
IN OR 1736/1
ESMT PT OR 489/580 & 581

VAL-U-VISION OF NASSAU COUNTY INC
86122 MORICHES DR
FERNANDINA BEACH, FL 32034

2026

49-2N-25-4120-0014-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Common Wall		28 100
Story Height		9 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

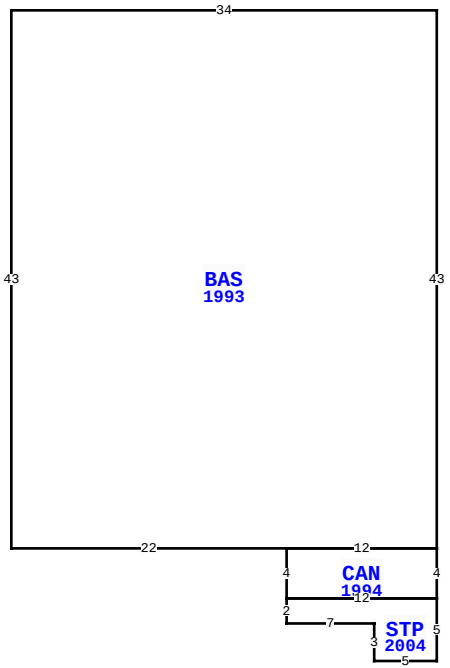
DOR CODE	1720	MEDICAL OFFICE	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,462	100	1993	1,462	133,334
CAN	48	30	1994	14	1,277
STP	39	10	2004	4	365
TOTALS	1,549			1,480	134,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	1,480	93.1581	160.00	236,800	1991	1991	0	0	0	43.00	57.00

1 MDL OFFICE 0% - 0 Heated Area: 1462 HX Base Yr



542069 US HWY 1, CALLAHAN

BLD DATE	02/07/2020	KKA	LGL DATE	
XF DATE	02/07/2020	KKA	LAND DATE	05/12/2026 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	134,976
TOTAL MARKET OB/XF VALUE	6,116
TOTAL LAND VALUE - MARKET	70,673
TOTAL MARKET VALUE	211,765
SOH/AGL Deduction	36,698
ASSESSED VALUE	175,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,067
TOTAL JUST VALUE	211,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1736/0001	4/27/2011	QC	U	I	11	100
GRANTOR: RAUCHWARGER ALAN I &						
GRANTEE: VAL-U-VISION OF NAS						
1195/1254	12/16/2003	TD	Q	I		150,000
GRANTOR: RAUCHWARGER ALAN & DI						
GRANTEE: VAL-U-VISION OF NAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S43 E22 CAN=[YR=1994] S4 STP=[YR=2004] S2 E7 S3 E5 N5 W12$ E12 N4 W12$ E12 N43$.

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
1	0811	CONCRETE B	0	0	0	0	830.00	SF	5.20	5.20	100	1991	1991	3	57	2,460	
2	0856	POROUS CC	0	0	0	0	2,484.00	SF	2.50	2.50	100	1991	1991	3	57	3,540	
3	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	1991	1991	3	66	116	

LAND DESCRIPTION

TOTAL OB/XF 6,116

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	001901	C	MEDICAL OF	0	0004	CH	37.00	130.00	4,874.00	SF		1.00	1.00	2.00	7.25	14.50	70,673							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 70,673 Market: 0 Agricultural: 0 Common: 70,673 PRINTED 07/09/2026 BY SYS