LOT 2 (EX N'LY 20 FT)
FIRST COAST ESTATES PB 5/205

1750 SOUTH 14TH STREET PARTNERS LLC
6440 WESTCHESTER PLACE
CUMMING, GA 30040

2024

00-00-31-127A-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

S 14TH ST, FERNANDINA BEACH

BLD DATE	04/22/2021	KK	LGL DATE	04/22/2021 KK
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	80,656
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	680,656
SOH/AGL Deduction	271,037
ASSESSED VALUE	409,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	409,619
TOTAL JUST VALUE	680,656
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	683,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151230	FIRE SPRNK	14,100	05/29/2015
20151006	FPU TENANT IMROVE	60,000	05/08/2015
20121722	REPACE WATER HEAT	600	08/21/2012
20100778	ELEC OTHER	1,557	05/11/2010
20100516	H/AC	7,500	03/30/2010
20070855	OTHER	500	05/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/833	4/16/2024	SW	Q	I	05	2,900,000
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: 1750 SOUTH 14TH STR						
0931/1550	5/09/2000	WD	Q	V		1,102,000
GRANTOR: PALMER GARY R & MARY						
GRANTEE: FIRST COAST COMMUNI						

BUILDING NOTES

BUILDING DIMENSIONS

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	0424	CL FNC 6'	0	0	0	0	559.00	LF	20.00	20.00	100	2002	2002	3	58	6,484	
2	0920	CWALL-WD/M	0	0	0	0	285.00	LF	390.00	390.00	100	2002	2002	3	20	22,230	
3	0400	CONC CURB	0	0	0	0	1,052.00	LF	15.00	15.00	100	2002	2002	3	86	13,571	
4	0402	CONC BUMPE	0	0	0	0	20.00	UT	25.00	25.00	100	2002	2002	3	86	430	
5	0803	ASPHALT C	0	0	0	0	17,974.00	SF	2.00	2.00	100	2002	2002	3	50	17,974	
6	0812	CONCRETE C	0	0	0	0	824.00	SF	4.00	4.00	100	2002	2002	3	82	2,703	
7	0972	ST LGHT UN	0	0	0	0	6.00	UT	3,289.00	3,289.00	100	2002	2002	3	58	11,446	
8	0975	ST LT/ARM	0	0	0	0	8.00	UT	500.00	500.00	100	2002	2002	3	58	2,320	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2002	2002	3	58	348	
10	0810	CONCRETE A	0	0	12	8	96.00	SF	6.50	6.50	100	2002	2002	3	82	512	

TOTAL OB/XF 78,018

LAND DESCRIPTION

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	001001	C	V CM/XFOBT	0		C-1	0.00	0.00	60,000.00	SF		1.00	1.00	1.00	10.00	10.00	600,000							

REVIEW DATE 04/22/2021 BY KK Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/06/2024 BY SYS

LOT 2 (EX N'LY 20 FT)
FIRST COAST ESTATES PB 5/205

1750 SOUTH 14TH STREET PARTNERS LLC
6440 WESTCHESTER PLACE
CUMMING, GA 30040

2024

00-00-31-127A-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

S 14TH ST, FERNANDINA BEACH

BLD DATE	04/22/2021	KK	LGL DATE	04/22/2021 KK
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	80,656
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	680,656
SOH/AGL Deduction	271,037
ASSESSED VALUE	409,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	409,619
TOTAL JUST VALUE	680,656
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	683,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070842	TEMP POLE	3,000	05/15/2007
20070766	REMODEL	35,000	05/02/2007
20060218	H/AC	15,000	01/26/2006
20052937	REMODEL	5,000	10/31/2005
020295	SIGNS	6,000	02/21/2002
012151	FIRE SPRNK	45,000	10/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2706/833	4/16/2024	SW	Q	I	05	2,900,000
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: 1750 SOUTH 14TH STR						
0931/1550	5/09/2000	WD	Q	V		1,102,000
GRANTOR: PALMER GARY R & MARY						
GRANTEE: FIRST COAST COMMUNI						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0810	CONCRETE A	0	0	33	15	495.00	SF	6.50	6.50	100	2002	2002	3	82	2,638	

LAND DESCRIPTION

TOTAL OB/XF 2,638

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

REVIEW DATE 04/22/2021 BY KK Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/06/2024 BY SYS