



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		50 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		86 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	2300	FINANCIAL BLDG

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	2004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,528	100	9,528	1,401,879
CAN	84	30	25	3,679
CAN	349	30	105	15,449
CAN	349	30	105	15,449
CAN	1,896	30	569	83,719
FUS	9,104	100	9,104	1,339,495

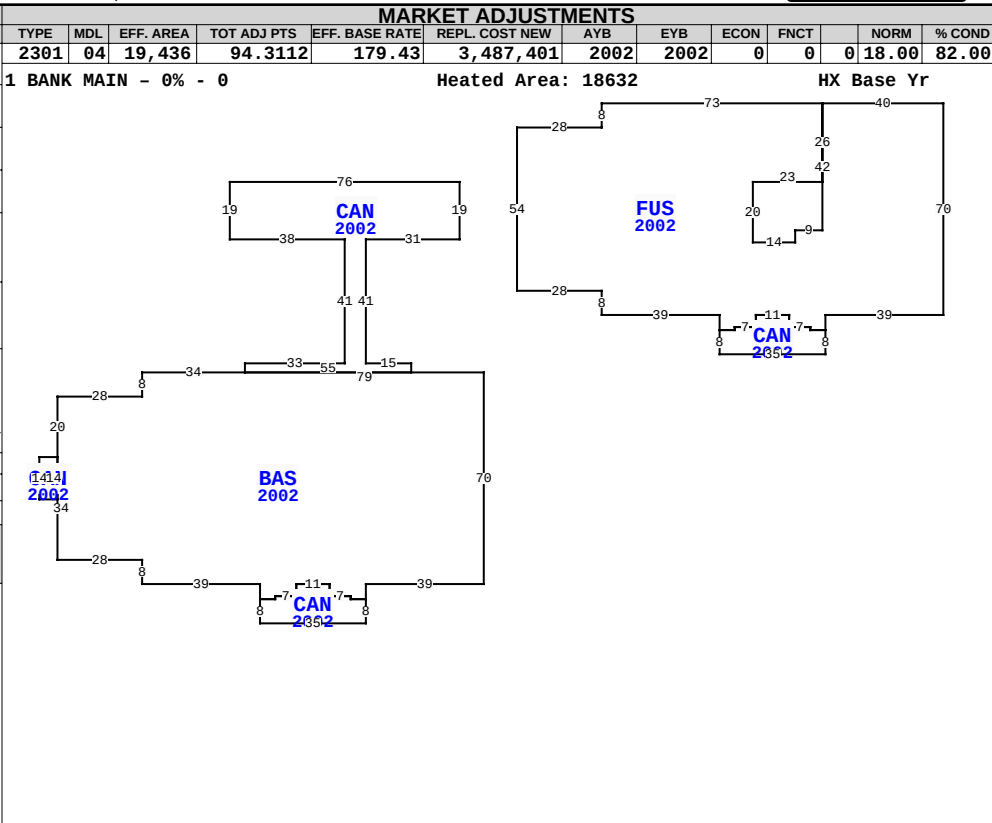
TOTALS	21,310		19,436	2,859,669
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	1	2002	2002	3	1		4
3	0446	BOX FNC 6'	0	0	0	0	40.00	LF	20.00	20.00	1	2002	2002	3	1		8
4	0505	FLAGPOLE A	0	0	0	0	43.00	LF	50.00	50.00	100	2002	2002	3	20	430	
5	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	1	2002	2002	3	1	50	
6	0801	ASPHALT A	0	0	0	0	51,000.00	SF	3.00	3.00	100	2002	2002	3	50	76,500	
7	0825	BRICK	0	0	0	0	41.00	SF	12.50	12.50	1	2002	2002	3	1	5	
8	0825	BRICK	0	0	36	5	180.00	SF	12.50	12.50	1	2002	2002	3	1	23	
9	0966	FIRE SPRNK	0	0	0	0	18,632.00	SF	3.00	3.00	1	2002	2002	3	1	559	
10	2014	RVLTD DR12"	0	0	0	0	1.00	UT	37,000.00	37,000.00	1	2002	2002	3	1	370	
11	2020	NITE DEPST	0	0	0	0	1.00	UT	7,000.00	7,000.00	1	2002	2002	3	1	70	

LAND DESCRIPTION

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	002300	C	FINANCIAL	0		C-1	0.00	0.00	90,000.00	SF		1.00	1.00	1.00	10.00	10.00	900,000							



1750 S 14TH ST, FERNANDINA BEACH

BLD DATE	05/22/2024	REA	LGL DATE	
XF DATE	04/22/2021	KK	LAND DATE	04/22/2021
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
2	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	1	2002	2002	3	1		4
3	0446	BOX FNC 6'	0	0	0	0	40.00	LF	20.00	20.00	1	2002	2002	3	1		8
4	0505	FLAGPOLE A	0	0	0	0	43.00	LF	50.00	50.00	100	2002	2002	3	20	430	
5	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	1	2002	2002	3	1	50	
6	0801	ASPHALT A	0	0	0	0	51,000.00	SF	3.00	3.00	100	2002	2002	3	50	76,500	
7	0825	BRICK	0	0	0	0	41.00	SF	12.50	12.50	1	2002	2002	3	1	5	
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TOTAL OB/XF 78,019

NASSAU COUNTY PROPERTY				PAGE 1 of 3	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		799,745			
TOTAL MARKET OB/XF VALUE		84,599			
TOTAL LAND VALUE - MARKET		900,000			
TOTAL MARKET VALUE		1,784,344			
SOH/AGL Deduction		0			
ASSESSED VALUE		1,784,344			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		1,784,344			
TOTAL JUST VALUE		1,784,344			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		2,557,433			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
020295	SIGNS	6,000	02/21/2002
012151	FIRE SPRNK	45,000	10/01/2001
011302	NEW CONSTR	2,262,000	06/06/2001

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

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2002] W76 S19 E38 S41 W33 S3 BAS=[YR=2002] W34 S8 W28 S20 CAN=[YR=2002] W6 S14 E6 N14 S34 E28 S8 E39 S5 CAN=[YR=2002] S8 E35 N8 W5 N1 W7 N4 W11 S4 W7 S1 W5 S E5 N1 E7 N4 E11 S4 E7 S1 E5 N5 E39 N70 W79 S E55 N3 W15 N41 E31 N19\$ PTR=E120 FUS=[YR=2002] N26 W73 S8 W28 S54 E28 S8 E39 S5 CAN=[YR=2002] S8 E35 N8 W5 N1 W7 N4 W11 S4 W7 S1 W5 S E5 N1 E7 N4 E11 S4 E7 S1 E5 N5 E39 N70 W40 S42 W9 S4 W14 N20 E23 S W120\$.

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

00-00-31-127A-0003-0000

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3				2
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
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																					STANDARD										
																					Tax Group: 2										
																					Tax Dist:										
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