

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

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																																																																																													
ELEMENT	CD	CD	CD	CD	CD	CD	CD	CD	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	NORM	% COND	VALUATION BY		STANDARD																																																																																							
Exterior Wall	20	FACE BRICK 100	04	WOOD TRUSS 100	03	COMP SHNGL 100	05	DRYWALL 90	06	CUST PANEL 10	14	CARPET 70	15	HARDTILE 30	01	FIN.SUSPD 100	04	ROOF TOP 100	04	AIR DUCTED 100	50	100	03	MASONRY 100	10	100	86	100	2.	2. 100	0	100	00	NONE 100	Quality	03	Quality Level 03	DOR CODE	2300	FINANCIAL BLDG	MAP NUM		MKT AREA	01	NEIGHBORHOOD/LOC	2004.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	9,528	100	2002	9,528	3,365,858	CAN	84	30	2002	25	3,584	CAN	349	30	2002	105	15,052	CAN	349	30	2002	105	15,052	CAN	1,896	30	2002	569	81,567	FUS	9,104	100	2002	9,104	3,305,077	TOTALS	21,310				19,436	2,786,190	EXTRA FEATURES	1750 S 14TH ST, FERNANDINA BEACH	BLD DATE	05/22/2024	REA	LGL DATE	04/17/2025	DC	BUILDING NOTES									
Roof Structur	04	WOOD TRUSS 100	03	COMP SHNGL 100	05	DRYWALL 90	06	CUST PANEL 10	14	CARPET 70	15	HARDTILE 30	01	FIN.SUSPD 100	04	ROOF TOP 100	04	AIR DUCTED 100	50	100	03	MASONRY 100	10	100	86	100	2.	2. 100	0	100	00	NONE 100	Quality	03	Quality Level 03	DOR CODE	2300	FINANCIAL BLDG	MAP NUM		MKT AREA	01	NEIGHBORHOOD/LOC	2004.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	9,528	100	2002	9,528	3,365,858	CAN	84	30	2002	25	3,584	CAN	349	30	2002	105	15,052	CAN	349	30	2002	105	15,052	CAN	1,896	30	2002	569	81,567	FUS	9,104	100	2002	9,104	3,305,077	TOTALS	21,310				19,436	2,786,190	EXTRA FEATURES	1750 S 14TH ST, FERNANDINA BEACH	BLD DATE	05/22/2024	REA	LGL DATE	04/17/2025	DC	BUILDING NOTES											
Interior Wall	04	WOOD TRUSS 100	03	COMP SHNGL 100	05	DRYWALL 90	06	CUST PANEL 10	14	CARPET 70	15	HARDTILE 30	01	FIN.SUSPD 100	04	ROOF TOP 100	04	AIR DUCTED 100	50	100	03	MASONRY 100	10	100	86	100	2.	2. 100	0	100	00	NONE 100	Quality	03	Quality Level 03	DOR CODE	2300	FINANCIAL BLDG	MAP NUM		MKT AREA	01	NEIGHBORHOOD/LOC	2004.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	9,528	100	2002	9,528	3,365,858	CAN	84	30	2002	25	3,584	CAN	349	30	2002	105	15,052	CAN	349	30	2002	105	15,052	CAN	1,896	30	2002	569	81,567	FUS	9,104	100	2002	9,104	3,305,077	TOTALS	21,310				19,436	2,786,190	EXTRA FEATURES	1750 S 14TH ST, FERNANDINA BEACH	BLD DATE	05/22/2024	REA	LGL DATE	04/17/2025	DC	BUILDING NOTES											
Interior Wall	04	WOOD TRUSS 100	03	COMP SHNGL 100	05	DRYWALL 90	06	CUST PANEL 10	14	CARPET 70	15	HARDTILE 30	01	FIN.SUSPD 100	04	ROOF TOP 100	04	AIR DUCTED 100	50	100	03	MASONRY 100	10	100	86	100	2.	2. 100	0	100	00	NONE 100	Quality	03	Quality Level 03	DOR CODE	2300	FINANCIAL BLDG	MAP NUM		MKT AREA	01	NEIGHBORHOOD/LOC	2004.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	9,528	100	2002	9,528	3,365,858	CAN	84	30	2002	25	3,584	CAN	349	30	2002	105	15,052	CAN	349	30	2002	105	15,052	CAN	1,896	30	2002	569	81,567	FUS	9,104	100	2002	9,104	3,305,077	TOTALS	21,310				19,436	2,786,190	EXTRA FEATURES	1750 S 14TH ST, FERNANDINA BEACH	BLD DATE	05/22/2024	REA	LGL DATE	04/17/2025	DC	BUILDING NOTES											
Interior Floor	04	WOOD TRUSS 100	03	COMP SHNGL 100	05	DRYWALL 90	06	CUST PANEL 10	14	CARPET 70	15	HARDTILE 30	01	FIN.SUSPD 100	04	ROOF TOP 100	04	AIR DUCTED 100	50	100	03	MASONRY 100	10	100	86	100	2.	2. 100	0	100	00	NONE 100	Quality	03	Quality Level 03	DOR CODE	2300	FINANCIAL BLDG	MAP NUM		MKT AREA	01	NEIGHBORHOOD/LOC	2004.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	9,528	100	2002	9,528	3,365,858	CAN	84	30	2002	25	3,584	CAN	349	30	2002	105	15,052	CAN	349	30	2002	105	15,052	CAN	1,896	30	2002	569	81,567	FUS	9,104	100	2002	9,104	3,305,077	TOTALS	21,310				19,436	2,786,190	EXTRA FEATURES	1750 S 14TH ST, FERNANDINA BEACH	BLD DATE	05/22/2024	REA	LGL DATE	04/17/2025	DC	BUILDING NOTES											
Interior Floor	04	WOOD TRUSS 100	03	COMP SHNGL 100	05	DRYWALL 90	06	CUST PANEL 10	14	CARPET 70	15	HARDTILE 30	01	FIN.SUSPD 100	04	ROOF TOP 100	04	AIR DUCTED 100	50	100	03	MASONRY 100	10	100	86	100	2.	2. 100	0	100	00	NONE 100	Quality	03	Quality Level 03	DOR CODE	2300	FINANCIAL BLDG	MAP NUM		MKT AREA	01	NEIGHBORHOOD/LOC	2004.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	9,528	100	2002	9,528	3,365,858	CAN	84	30	2002	25	3,584	CAN	349	30	2002	105	15,052	CAN	349	30	2002	105	15,052	CAN	1,896	30	2002	569	81,567	FUS	9,104	100	2002	9,104	3,305,077	TOTALS	21,310				19,436	2,786,190	EXTRA FEATURES	1750 S 14TH ST, FERNANDINA BEACH	BLD DATE	05/22/2024	REA	LGL DATE	04/17/2025	DC	BUILDING NOTES											
Ceiling	04	WOOD TRUSS 100	03	COMP SHNGL 100	05	DRYWALL 90	06	CUST PANEL 10	14	CARPET 70	15	HARDTILE 30	01	FIN.SUSPD 100	04	ROOF TOP 100	04	AIR DUCTED 100	50	100	03	MASONRY 100	10	100	86	100	2.	2. 100	0	100	00	NONE 100	Quality	03	Quality Level 03	DOR CODE	2300	FINANCIAL BLDG	MAP NUM		MKT AREA	01	NEIGHBORHOOD/LOC	2004.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	9,528	100	2002	9,528	3,365,858	CAN	84	30	2002	25	3,584	CAN	349	30	2002	105	15,052	CAN	349	30	2002	105	15,052	CAN	1,896	30	2002	569	81,567	FUS	9,104	100	2002	9,104	3,305,077	TOTALS	21,310				19,436	2,786,190	EXTRA FEATURES	1750 S 14TH ST, FERNANDINA BEACH	BLD DATE	05/22/2024	REA	LGL DATE	04/17/2025	DC	BUILDING NOTES											
Air Condition	04	WOOD TRUSS 100	03	COMP SHNGL 100	05	DRYWALL 90	06	CUST PANEL 10	14	CARPET 70	15	HARDTILE 30	01	FIN.SUSPD 100	04	ROOF TOP 100	04	AIR DUCTED 100	50	100	03	MASONRY 100	10	100	86	100	2.	2. 100	0	100	00	NONE 100	Quality	03	Quality Level 03	DOR CODE	2300	FINANCIAL BLDG	MAP NUM		MKT AREA	01	NEIGHBORHOOD/LOC	2004.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	9,528	100	2002	9,528	3,365,858	CAN	84	30	2002	25	3,584	CAN	349	30	2002	105	15,052	CAN	349	30	2002	105	15,052	CAN	1,896	30	2002	569	81,567	FUS	9,104	100	2002	9,104	3,305,077	TOTALS	21,310				19,436	2,786,190	EXTRA FEATURES	1750 S 14TH ST, FERNANDINA BEACH	BLD DATE	05/22/2024	REA	LGL DATE	04/17/2025	DC	BUILDING NOTES											
Heating Type	04	WOOD TRUSS 100	03	COMP SHNGL 100	05	DRYWALL 90	06	CUST PANEL 10	14	CARPET 70	15	HARDTILE 30	01	FIN.SUSPD 100	04	ROOF TOP 100	04	AIR DUCTED 100	50	100	03	MASONRY 100	10	100	86	100	2.	2. 100	0	100	00	NONE 100	Quality	03	Quality Level 03	DOR CODE	2300	FINANCIAL BLDG	MAP NUM		MKT AREA	01	NEIGHBORHOOD/LOC	2004.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	9,528	100	2002	9,528	3,365,858	CAN	84	30	2002	25	3,584	CAN	349	30	2002	105	15,052	CAN	349	30	2002	105	15,052	CAN	1,896	30	2002	569	81,567	FUS	9,104	100	2002	9,104	3,305,077	TOTALS	21,310				19,436	2,786,190	EXTRA FEATURES	1750 S 14TH ST, FERNANDINA BEACH	BLD DATE	05/22/2024	REA	LGL DATE	04/17/2025	DC	BUILDING NOTES											
Fixtures	04	WOOD TRUSS 100	03	COMP SHNGL 100	05	DRYWALL 90	06	CUST PANEL 10	14	CARPET 70	15	HARDTILE 30	01	FIN.SUSPD 100	04	ROOF TOP 100	04	AIR DUCTED 100	50	100	03	MASONRY 100	10	100	86	100	2.	2. 100	0	100	00	NONE 100	Quality	03	Quality Level 03	DOR CODE	2300	FINANCIAL BLDG	MAP NUM		MKT AREA	01	NEIGHBORHOOD/LOC	2004.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	9,528	100	2002	9,528	3,365,858	CAN	84	30	2002	25	3,584	CAN	349	30	2002	105	15,052	CAN	349	30	2002	105	15,052	CAN	1,896	30	2002	569	81,567	FUS	9,104	100	2002	9,104	3,305,077	TOTALS	21,310				19,436	2,786,190	EXTRA FEATURES	1750 S 14TH ST, FERNANDINA BEACH	BLD DATE	05/22/2024	REA	LGL DATE	04/17/2025	DC	BUILDING NOTES											
Frame	03	MASONRY 100	10	100	86	100	2.	2. 100	0	100	00	NONE 100	Quality	03	Quality Level 03	DOR CODE	2300	FINANCIAL BLDG	MAP NUM		MKT AREA	01	NEIGHBORHOOD/LOC	2004.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	9,528	100	2002	9,528	3,365,858	CAN	84	30	2002	25	3,584	CAN	349	30	2002	105	15,052	CAN	349	30	2002	105	15,052	CAN	1,896	30	2002	569	81,567	FUS	9,104	100	2002	9,104	3,305,077	TOTALS	21,310				19,436	2,786,190	EXTRA FEATURES	1750 S 14TH ST, FERNANDINA BEACH	BLD DATE	05/22/2024	REA	LGL DATE	04/17/2025	DC	BUILDING NOTES																															
Story Height	03	MASONRY 100	10	100	86	100	2.	2. 100	0	100	00	NONE 100	Quality	03	Quality Level 03	DOR CODE	2300	FINANCIAL BLDG	MAP NUM		MKT AREA	01	NEIGHBORHOOD/LOC	2004.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	9,528	100	2002	9,528	3,365,858	CAN	84	30	2002	25	3,584	CAN	349	30	2002	105	15,052	CAN	349	30	2002	105	15,052	CAN	1,896	30	2002	569	81,567	FUS	9,104	100	2002	9,104	3,305,077	TOTALS	21,310				19,436	2,786,190	EXTRA FEATURES	1750 S 14TH ST, FERNANDINA BEACH	BLD DATE	05/22/2024	REA	LGL DATE	04/17/2025	DC	BUILDING NOTES																															
RMS	03	MASONRY 100	10	100	86	100	2.	2. 100	0	100	00	NONE 100	Quality	03	Quality Level 03	DOR CODE	2300	FINANCIAL BLDG	MAP NUM		MKT AREA	01	NEIGHBORHOOD/LOC	2004.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	9,528	100	2002	9,528	3,365,858	CAN	84	30	2002	25	3,584	CAN	349	30	2002	105	15,052	CAN	349	30	2002	105	15,052	CAN	1,896	30	2002	569	81,567	FUS	9,104	100	2002	9,104	3,305,077	TOTALS	21,310				19,436	2,786,190	EXTRA FEATURES	1750 S 14TH ST, FERNANDINA BEACH	BLD DATE	05/22/2024	REA	LGL DATE	04/17/2025	DC	BUILDING NOTES																															
Units	2.	2. 100	0	100	00	NONE 100	Quality	03	Quality Level 03	DOR CODE	2300	FINANCIAL BLDG	MAP NUM		MKT AREA	01	NEIGHBORHOOD/LOC	2004.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	9,528	100	2002	9,528	3,365,858	CAN	84	30	2002	25	3,584	CAN	349	30	2002	105	15,052	CAN	349	30	2002	105	15,052	CAN	1,896	30	2002	569	81,567	FUS	9,104	100	2002	9,104	3,305,077	TOTALS	21,310				19,436	2,786,190	EXTRA FEATURES	1750 S 14TH ST, FERNANDINA BEACH	BLD DATE	05/22/2024	REA	LGL DATE	04/17/2025	DC	BUILDING NOTES																																					
Occupancy	00	NONE 100	Quality	03	Quality Level 03	DOR CODE	2300	FINANCIAL BLDG	MAP NUM		MKT AREA	01	NEIGHBORHOOD/LOC	2004.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	9,528	100	2002	9,528	3,365,858	CAN	84	30	2002	25																																																																																		

REVIEW DATE	04/22/2021	BY	KK	Total Acres: 2.07	Total Land Value: 1,127,112	Market: 0	Agricultural: 0	Common: 1,127,112	PRINTED 07/30/2025 BY SYS
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REVIEW DATE	04/22/2021	BY	KK	Total Acres: 2.07	Total Land Value: 1,127,112	Market: 0	Agricultural: 0	Common: 1,127,112	PRINTED 07/30/2025 BY SYS
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