



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	
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	433,991
CAN	84	30	2002	25	3,763
CAN	349	30	2002	105	15,803
CAN	349	30	2002	105	15,803
CAN	1,896	30	2002	569	85,636
FUS	9,104	100	2002	9,104	370,178
TOTALS	21,310			19,436	925,174

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2301	04	19,436	94.3112	190.51	3,702,752	2002	2002	0	0	0	21.00	79.00
1 BANK MAIN 0% - 2025 Heated Area: 18632 HX Base Yr												
The floor plan diagram illustrates a building layout with four distinct areas: BAS 2002 (a large central rectangle), CAN 2002 (a small rectangle at the top), FUS 2002 (a large rectangle on the right), and another CAN 2002 (a small rectangle at the bottom right). Dimensions are provided for various sections of the building, such as 76, 19, 38, 31, 41, 15, 79, 70, 28, 8, 34, 20, 14, 34, 28, 39, 8, 11, 7, 8, 39, 79, 54, 28, 8, 73, 40, 26, 42, 23, 20, 14, 9, 39, 7, 11, 8,												

EXTRA FEATURES													1750 S 14TH ST, FERNANDINA BEACH				XF DATE		LAND DATE		05/07/2026		DC	
													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						
1	0418	EXHST FAN	0	0	0	0	1.00		UT	400.00	400.00	1	2002	2002	3	1	4							
2	0446	BOX FNC 6'	0	0	0	0	40.00		LF	20.00	20.00	1	2002	2002	3	1	8							
3	0505	FLAGPOLE A	0	0	0	0	43.00		LF	50.00	50.00	100	2002	2002	3	20	430							
4	0525	GAZEBO	0	0	0	0	1.00		UT	5,000.00	5,000.00	1	2002	2002	3	1	50							
5	0801	ASPHALT A	0	0	0	0	51,000.00		SF	3.00	3.00	100	2002	2002	3	50	76,500							
6	0825	BRICK	0	0	0	0	41.00		SF	12.50	12.50	1	2002	2002	3	1	5							
7	0825	BRICK	0	0	36	5	180.00		SF	12.50	12.50	1	2002	2002	3	1	23							
8	0966	FIRE SPRNK	0	0	0	0	18,632.00		SF	3.00	3.00	1	2002	2002	3	1	559							
9	2014	RVLTD DR12"	0	0	0	0	1.00		UT	37,000.00	37,000.00	1	2002	2002	3	1	370							
10	2020	NITE DEPST	0	0	0	0	1.00		UT	7,000.00	7,000.00	1	2002	2002	3	1	70							

LAND DESCRIPTION										TOTAL OB/XF										78,019									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	90,169.00	SF		1.00	1.00	1.00	15.00	15.00	1,352,535												

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										84,425				
TOTAL LAND VALUE - MARKET										1,352,535				
TOTAL MARKET VALUE										2,236,705				
SOH/AGL Deduction										24,230				
ASSESSED VALUE										2,212,475				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										2,212,475				
TOTAL JUST VALUE										2,236,705				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										2,011,341				
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REVIEW DATE	06/02/2026	BY	TD	Total Acres: 2.07	Total Land Value: 1,352,535	Market: 0	Agricultural: 0	Common: 1,352,535	PRINTED 07/09/2026 BY SYS
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