

BLOCK E LOT 8  
IN OR 1663/883  
SUB OF SEC 4 PB 0/59

LIKES LIVING TRUST/LIKES VIRGINIA G TRUSTEE  
912 LONGWOOD LANE  
CHARLESTON, SC 29412

2023

00-00-30-0050-000E-0080



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                  |                      |                      |                                  |             |                |                |             | MARKET ADJUSTMENTS |           |          |             |         |                   |                   |            |  |  | NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|----------------------|----------------------|----------------------------------|-------------|----------------|----------------|-------------|--------------------|-----------|----------|-------------|---------|-------------------|-------------------|------------|--|--|------------------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION     | TYPE                 | MDL                  | EFF. AREA                        | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB                | ECON      | FNCT     | NORM        | % COND  | VALUATION SUMMARY |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 05               | AVERAGE 90       | 0900                 | 01                   | 2,284                            | 106.6240    | 126.62         | 289,200        | 1979        | 1985               | 0         | 0        | 16.70       | 83.30   | STANDARD          |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 21               | STONE 10         | 1 SNGL FAM - 0% - 0  |                      |                                  |             |                |                |             |                    |           |          |             |         |                   | Heated Area: 1896 |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Structure                                                                                                                                | 03               | GABLE/HIP 100    |                      |                      |                                  |             |                |                |             |                    |           |          |             |         |                   | HX Base Yr        |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100   |                      |                      |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100      |                      |                      |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                                | 14               | CARPET 80        |                      |                      |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                                | 11               | CLAY TILE 20     |                      |                      |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100      |                      |                      |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100   |                      |                      |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                      | 3                | 100              |                      |                      |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                     | 2                | 100              |                      |                      |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100   |                      |                      |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                       | 1.               | 1. 100           |                      |                      |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                         | 0                | 100              |                      |                      |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                                 | 05               | DIST 1A 100      |                      |                      |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                     | 00               | NONE 100         |                      |                      |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                       | 03               | Quality Level 03 |                      |                      |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                      | 0100             | SINGLE FAMILY    |                      |                      |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                       | MKT AREA         |                  | 02                   |                      |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                              | 2029.00          |                  |                      |                      |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA         | SUBAREA MARKET VALUE |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 1,896            | 100              | 1,896                | 199,980              |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                           | 440              | 55               | 242                  | 25,525               |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 110              | 30               | 33                   | 3,480                |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| FSP                                                                                                                                           | 283              | 40               | 113                  | 11,919               |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        | 2,729            |                  | 2,284                | 240,904              |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                  |                      |                      | 2837 S 14TH ST, FERNANDINA BEACH |             |                |                |             |                    |           |          |             |         | BLD DATE          |                   |            |  |  | LGL DATE               |  |  |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |                  |                      |                      |                                  |             |                |                |             |                    |           |          |             |         | XF DATE           |                   |            |  |  | LAND DATE              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |                  |                      |                      |                                  |             |                |                |             |                    |           |          |             |         | 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                                                                                                                                             | 0811             | CONCRETE B       | 0                    | 0                    | 0                                | 0           | 770.00         | SF             | 5.20        | 5.20               | 100       | 1979     | 1979        | 3       | 32.5              | 1,301             |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 0811             | CONCRETE B       | 0                    | 0                    | 0                                | 0           | 420.00         | SF             | 5.20        | 5.20               | 100       | 1979     | 1979        | 3       | 32.5              | 710               |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                             | 0500             | FP-PRE FAB       | 0                    | 0                    | 0                                | 0           | 1.00           | UT             | 3,500.00    | 3,500.00           | 100       | 1979     | 1979        | 3       | 46.5              | 1,628             |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 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 |  |  |                        |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                             | 000100           | C                | SFR                  | 0                    |                                  | RS-2        | 130.00         | 175.00         | 1.00        | LT                 |           | 1.00     | 1.00        | 1.25    | 100,000.00        | 125,000.00        | 125,000    |  |  |                        |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 3,639                                                                                                                             |                  |                  |                      |                      |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| OTHER ADJUSTMENTS AND NOTES                                                                                                                   |                  |                  |                      |                      |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| YEAR DENSITY DECL FRZ YR CONSRV                                                                                                               |                  |                  |                      |                      |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS |                  |                  |                      |                      |                                  |             |                |                |             |                    |           |          |             |         |                   |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |