



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	PAGE 1 of 2														
Exterior Wall	19	COMMON BRK 100	4803	06	55,255	104.6520	49.71	2,746,726	1972	1985	0	0	0	64.00	36.00	VALUATION SUMMARY														
Roof Structur	09	RIDGE FRME 100	1 STOR WAREH - 0% - 0										Heated Area: 49346			HX Base Yr														
Roof Cover	04	BUILT-UP 100														Tax Group: 8														
Interior Wall	01	MINIMUM 100														Tax Dist:														
Interior Floo	03	CONC FINSH 100														BUILDING MARKET VALUE														
Ceiling	02	F.NOT SUS 100														TOTAL MARKET OB/XF VALUE														
Air Condition	01	NONE 100														TOTAL LAND VALUE - MARKET														
Heating Type	01	NONE 100														TOTAL MARKET VALUE														
Plumbing	12	100														SOH/AGL Deduction														
Frame	05	STEEL 100														ASSESSED VALUE														
Story Height	18	100														TOTAL EXEMPTION VALUE														
RMS	15	100														BASE TAXABLE VALUE														
Stories	1.	1. 100														TOTAL JUST VALUE														
Class	00	. 100														NCON VALUE														
Units	0	100														INCOME VALUE														
BUD8 Adjustme	05	DIST 1A 100														PREVIOUS YEAR MKT VALUE														
Occupancy	00	NONE 100																												
Quality	03	Quality Level 03																												
DOR CODE	4800	WAREHOUSE-STORAGE																												
MAP NUM		MKT AREA																												
NEIGHBORHOOD/LOC	2020.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
AOF	220	185	407	7,284																										
AOF	3,770	185	6,974	124,804																										
BAS	45,356	100	45,356	811,673																										
CAN	30	30	9	161																										
CLP	24	60	14	251																										
CLP	84	60	50	895																										
CLP	1,060	60	636	11,382																										
CLP	2,756	60	1,654	29,599																										
STP	40	10	4	72																										
STP	152	10	15	269																										
TOTALS	53,944		55,255	988,821																										
EXTRA FEATURES					2345 FRIENDLY RD, FERNANDINA BEACH																									
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	0812	CONCRETE C	0	0	0	0	55,768.00	SF	4.00	4.00	100	1972	1972	3	24	53,537														
2	0467	FNC GT 25'	0	0	0	0	1.00	UT	175.00	175.00	100	2000	2000	3	55	96														
3	0430	CL FNC 6B	0	0	0	0	1,638.00	LF	9.70	9.70	100	1972	1972	3	20	3,178														
4	0467	FNC GT 25'	0	0	0	0	1.00	UT	175.00	175.00	100	2000	2000	3	55	96														
5	0811	CONCRETE B	0	0	121	5	605.00	SF	5.20	5.20	100	1972	1972	3	24	755														
6	0511	GARAGE CB-	0	0	17	17	289.00	SF	40.00	40.00	100	1982	1982	3	41	4,740														
7	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	1972	1972	3	20	3,036														
8	0402	CONC BUMPE	0	0	0	0	12.00	UT	25.00	25.00	100	1972	1972	3	32	96														
9	0400	CONC CURB	0	0	0	0	539.00	LF	15.00	15.00	100	1990	1990	3	70	5,660														
10	0810	CONCRETE A	0	0	5	7	35.00	SF	6.50	6.50	100	1990	1990	3	62	141														
LAND DESCRIPTION										TOTAL OB/XF										71,335										
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	004800	C	WAREHOUSE	0	0006	IW	0.00	0.00	9.61	AC		1.00	1.00	0.80	95,000.00	76,000.00	730,360													

WORLDWIDE TERMINALS FNDNA LLC
904 W LEGACY CENTER WAY
MIDVALE, UT 84047

2023

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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 100		1701	04	328	56.9835	80.92	26,542	1972	1972		0		0	79.00	21.00	VALUATION BY					STANDARD					
Roof Structur		04	WOOD TRUSS 100		2 OFFICE 1&2 - 0% - 0															Heated Area: 288					HX Base Yr				
Roof Cover		03	COMP SHNGL 100																										