

**SHOREBREAK INVESTMENTS PROPERTIES LLC/
95103 GREENBERRY ROAD
FERNANDINA BEACH, FL 32034**

00-00-30-0680-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	17	CB STUCCO 100								1602	04	4,082	97.2268	106.71	435,590	1989	1989		0	0	33.00	67.00	VALUATION BY																								
Roof Structure	04	WOOD TRUSS 100								1 NBHD SHOP - 0% - 2023														Heated Area: 3950								HX Base Yr								STANDARD							
Roof Cover	03	COMP SHNGL 100																														Tax Group: 8								Tax Dist:							
Interior Wall	05	DRYWALL 100																														BUILDING MARKET VALUE								291,845							
Interior Floor	14	CARPET 70																														TOTAL MARKET OB/XF VALUE								9,298							
Interior Floor	11	CLAY TILE 30																														TOTAL LAND VALUE - MARKET								235,862							
Ceiling	02	F.NOT SUS 100																														TOTAL MARKET VALUE								537,005							
Air Condition	03	CENTRAL 100																														SOH/AGL Deduction								0							
Heating Type	04	AIR DUCTED 100																														ASSESSED VALUE								537,005							
Fixtures	11	100																														TOTAL EXEMPTION VALUE								0							
Frame	03	MASONRY 100																														BASE TAXABLE VALUE								537,005							
Story Height		9 100																														TOTAL JUST VALUE								537,005							
RMS		10 100																														NCON VALUE								0							
Stories	1.	1. 100																														INCOME VALUE															
Units		0 100																														PREVIOUS YEAR MKT VALUE								402,133							
BUD8 Adjustme	05	DIST 1A 100																																													
Occupancy	00	NONE 100																																													
Quality	03	Quality Level 03																																													
DOR CODE	1600	COMMUNITY SHOPPING																																													
MAP NUM		MKT AREA								02																																					
NEIGHBORHOOD/LOC	2004.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	3,950	100	3,950	282,408																																											
CAN	440	30	132	9,438																																											
TOTALS	4,390		4,082	291,845																																											
EXTRA FEATURES					1639 S 8TH ST, 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	0803	ASPHALT C	0	0	0	6,273.00	SF	2.00	2.00	100	1989	1989	3	50	6,273																																
2	0810	CONCRETE A	0	0	0	100.00	SF	6.50	6.50	100	1989	1989	3	59.5	387																																
3	0810	CONCRETE A	0	0	13	39.00	SF	6.50	6.50	100	1991	1991	3	64	162																																
4	0402	CONC BUMPE	0	0	0	13.00	UT	25.00	25.00	100	1989	1989	3	68	221																																
5	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00	100	1989	1989	3	28	126																																
6	0972	ST LGHT UN	0	0	0	1.00	UT	2,530.00	2,530.00	100	2005	2005	3	69	1,746																																
7	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00	100	2012	2012	3	85	383																																
LAND DESCRIPTION																	TOTAL OB/XF 9,298																														
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	001610	C	SH CTR NHD	0	0003	CI	150.00	100.00	18,869.00	SF		1.00	1.00	1.00	12.50	12.50	235,862																														
REVIEW DATE 12/07/2018 BY KK Total Acres: 0.00 Total Land Value: 235,862 Market: 0 Agricultural: 0 Common: 235,862 PRINTED 08/02/2023 BY SYS																																															