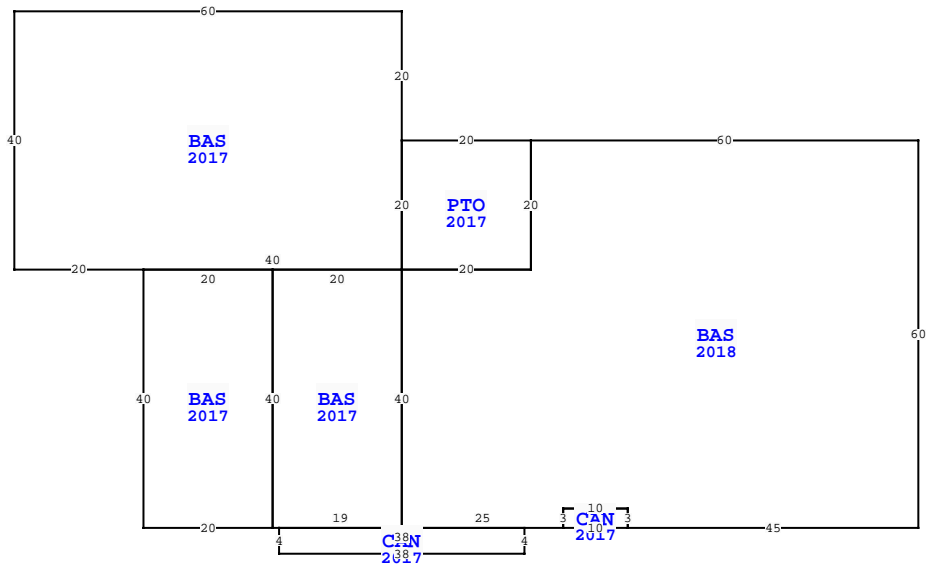


ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 80
Interior Floor	03	CONC FINSH 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		29 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2 NBHD SHOP	-	0%	- 0									
Heated Area: 8370 HX Base Yr												



Quality	04	Quality Level 04		
DOR CODE	1600	COMMUNITY SHOPPING		
MAP NUM		MKT AREA 03		
NEIGHBORHOOD/LOC	3016.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	89,811
BAS	800	100	800	89,811
BAS	2,400	100	2,400	269,434
BAS	4,370	100	4,370	490,594
CAN	30	30	9	1,010
CAN	152	30	46	5,164
PTO	400	5	20	2,246
TOTALS	8,952		8,445	948,070

EXTRA FEATURES																	
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	0	20,859.00	SF	2.00	2.00	100	2017	2017	3	82	34,209	
2	0402	CONC BUMPE	0	0	0	0	61.00	UT	25.00	25.00	100	2017	2017	3	98	1,495	
3	0400	CONC CURB	0	0	0	0	58.00	LF	15.00	15.00	100	2017	2017	3	98	853	
4	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2017	2017	3	94	14,269	
5	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2017	2017	3	94	470	
6	0855	CONC PAVER	0	0	0	0	2,429.00	SF	10.00	10.00	100	2017	2017	3	97	23,561	
7	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2017	2017	3	94	705	
8	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2017	2017	3	100	600	
9	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2017	2017	3	94	846	
10	0855	CONC PAVER	0	0	0	0	729.00	SF	10.00	10.00	100	2017	2017	3	97	7,071	

4810 FIRST COAST HWY, FERNANDINA BEACH											
BLD DATE	09/28/2018	KK	LGL DATE								
XF DATE	09/28/2018	KK	LAND DATE	09/28/2018							
INC DATE			AG DATE								
TOTAL OB/XF 84,079											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,836,349
SOH/AGL Deduction			388,305
ASSESSED VALUE			1,448,044
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,448,044
TOTAL JUST VALUE			1,836,349
NCON VALUE			0
INCOME VALUE			1,836,349
PREVIOUS YEAR MKT VALUE			1,656,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000126	REPAIR/RRF	165,000	01/06/2023
18004929	BUILD OUT	118,586	07/03/2018
17010090	BUILD OUT-LAGNIAP	680,490	11/14/2017
17003192	BUILD OUT-SUITE 4	129,528	06/05/2017
17003177	BUILD OUT-SUITE 1	238,890	04/12/2017
17001134	BLD OUT-EDWARD JO	46,155	02/14/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2000/1609	9/01/2015	SW	Q	V	01	470,000
GRANTOR: SOUTHEASTERN BANK						
GRANTEE: CAMBRIDGE SOUTH III						
1717/1735	12/30/2010	WD	Q	V		598,200
GRANTOR: HARDWICK INVESTMENTS						
GRANTEE: SOUTHEASTERN BANK						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2018] W60 PTO=[YR=2017] W20 BAS=[YR=2017] N20 W60 S40 E20 BAS=[YR=2017] S40 E20 BAS=[YR=2017] E1 CAN=[YR=2017] S4 E38 N4 W38\$ E19 N40 W20 S40\$ N40 W20\$ E40 N20\$ S20 E20 N20\$ S20 W20 S40 E25 CAN=[YR=2017] E10 N3 W10 S3\$ N3 E10 S3 E45 N60\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	001600	C	SH CTR COM	0		CG	0.00	0.00	58,598.00	SF		1.00	1.00	1.00	14.00	14.00	820,372								

