

BANK OF AMERICA
ATTN: CORP REAL ESTATE ASMTS, NC1-001-03-81
CHARLOTTE, NC 28255

00-00-30-0800-0015-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																									
Exterior Wall	17	CB STUCCO 70								2302	04	3,870	110.4160	215.86	835,378	1985	1995	0	15	28.00	57.00	VALUATION BY																									
Exterior Wall	28	GLASS THRM 30								1 BRNCH BANK - 0% - 0										Heated Area: 3597										HX Base Yr										STANDARD							
Roof Structur	09	RIDGE FRME 100																		Tax Group: 8										Tax Dist:																	
Roof Cover	04	BUILT-UP 100																		BUILDING MARKET VALUE										476,165																	
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										93,537																	
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET										600,000																	
Interior Floo	11	CLAY TILE 20																		TOTAL MARKET VALUE										1,169,702																	
Ceiling	01	FIN.SUSPD 100																		SOH/AGL Deduction										343,708																	
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										825,994																	
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										0																	
Fixtures	04	7 100																		BASE TAXABLE VALUE										825,994																	
Frame	03	MASONRY 100																		TOTAL JUST VALUE										1,169,702																	
Story Height	12	100								NCON VALUE										0																											
RMS	10	100								INCOME VALUE																																					
Stories	1.	1. 100								PREVIOUS YEAR MKT VALUE										1,012,866																											
Units	0	100																																													
BUD8 Adjustme	05	DIST 1A 100																																													
Occupancy	00	NONE 100																																													
Quality	03	Quality Level 03																																													
DOR CODE	2300	FINANCIAL BLDG																																													
MAP NUM		MKT AREA								02																																					
NEIGHBORHOOD/LOC	2004.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	2,121	100	2,121	260,968																																											
BAS	114	100	114	14,027																																											
BAS	1,362	100	1,362	167,581																																											
CAN	136	30	41	5,045																																											
CAN	710	30	213	26,207																																											
CAN	63	30	19	2,338																																											
TOTALS	4,506		3,870	476,165																																											
EXTRA FEATURES					1822 S 8TH ST, FERNANDINA BEACH										BLD DATE 03/22/2018					KK					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	0803	ASPHALT C	0	0	0	0		17,286.00	SF 2.00	2.00	100	1985	1985	3	50	17,286																															
2	0400	CONC CURB	0	0	0	0		1,520.00	LF 15.00	15.00	100	1985	1985	3	60	13,680																															
3	0811	CONCRETE B	0	0	0	0		450.00	SF 5.20	5.20	100	1985	1985	3	49.5	1,158																															
5	0972	ST LGHT UN	0	0	0	0		2.00	UT 2,530.00	2,530.00	100	1985	1985	3	24	1,214																															
6	0810	CONCRETE A	0	0	0	0		124.00	SF 6.50	6.50	100	1985	1985	3	49.5	399																															
7	0978	SECURTY LT	0	0	0	0		4.00	UT 450.00	450.00	100	1985	1985	3	24	432																															
8	0978	SECURTY LT	0	0	0	0		2.00	UT 450.00	450.00	100	1994	1994	3	39	351																															
9	2013	RVLT DR10"	0	0	0	0		1.00	UT 30,000.00	30,000.00	100	1985	1985	3	82	24,600																															
10	2020	NITE DEPST	0	0	0	0		1.00	UT 7,000.00	7,000.00	100	1985	1985	3	82	5,740																															
11	2021	BANK WINDW	0	0	0	0		1.00	UT 6,000.00	6,000.00	100	1985	1985	3	82	4,920																															
LAND DESCRIPTION										TOTAL OB/XF										69,780																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0003	CI	200.00	200.00	40,000.00	SF		1.00	1.00	1.00	15.00	15.00	600,000																														
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