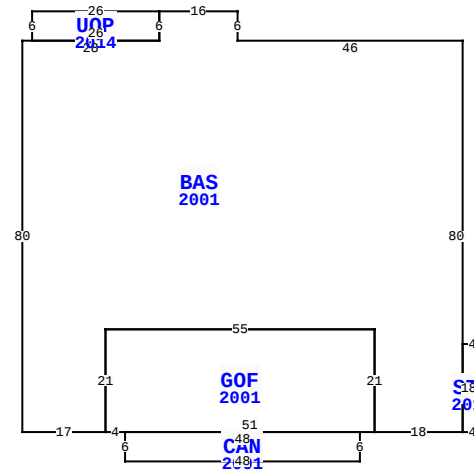


**MOONEY'S CUSTOM WOODWORKS INC/
1854 S 8TH STREET
FERNANDINA BEACH, FL 32034**

00-00-30-0800-0026-0020

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		25	MOD METAL 100							4101	06	11,975	96.0180	54.73	655,392	2001	2001	0	0	0	5.00	95.00	VALUATION BY		STANDARD																				
Roof Structure		10	STEEL FRME 100							1 LGHT MANUF - 0% - 0														Heated Area: 8852																					
Roof Cover		12	MODULAR MT 100																					Tax Group: 8														Tax Dist:							
Interior Wall		01	MINIMUM 100																					BUILDING MARKET VALUE														622,622							
Interior Floor		03	CONC FINSH 100																					TOTAL MARKET OB/XF VALUE														22,122							
Ceiling		04	NONE 100																					TOTAL LAND VALUE - MARKET														155,962							
Air Condition		01	NONE 100																					TOTAL MARKET VALUE														800,706							
Heating Type		01	NONE 100							ASSESSSED VALUE														327,807																					
Plumbing			12 100							TOTAL EXEMPTION VALUE														0																					
Frame		05	STEEL 100							BASE TAXABLE VALUE														472,899																					
Story Height			18 100							TOTAL JUST VALUE														800,706																					
RMS			10 100							NCON VALUE														0																					
Stories		1.	1. 100							INCOME VALUE																																			
Class		00	. 100							PREVIOUS YEAR MKT VALUE														596,244																					
Units			0 100																																										
Occupancy		00	OWNER OCC 100																																										
Quality		03	Quality Level 03																																										
DOR CODE		1100	STORES, 1 STORY																																										
MAP NUM			MKT AREA				02																																						
NEIGHBORHOOD/LOC		2002.00																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
BAS	6,141	100	6,141	319,292																																									
CAN	288	30	86	4,472																																									
GOF	1,155	210	2,426	126,136																																									
GOF	1,556	210	3,268	169,915																																									
STR	72	10	7	364																																									
UOP	156	30	47	2,443																																									
TOTALS		9,368		11,975	622,622																																								
EXTRA FEATURES										1854 S 8TH ST, FERNANDINA BEACH										BLD DATE 06/14/2021		KK		LGL DATE 06/14/2021		KK		06/14/2021		KK															
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	0402	CONC BUMPE	0	0	0	4.00	UT	25.00	25.00	100	2001	2001	3	86	86																														
2	0418	EXHST FAN	0	0	0	1.00	UT	400.00	400.00	100	2001	2001	3	20	80																														
3	0803	ASPHALT C	0	0	0	12,545.00	SF	2.00	2.00	100	2001	2001	3	50	12,545																														
4	0810	CONCRETE A	0	0	0	98.00	SF	6.50	6.50	100	2001	2001	3	82	522																														
5	0978	SECURTY LT	0	0	0	4.00	UT	450.00	450.00	100	2001	2001	3	58	1,044																														
6	6001	ROLLUP DR	0	0	0	4.00	UT	400.00	400.00	100	2001	2001	3	20	320																														
7	7100	SPRAY BTH	0	0	0	2.00	UT	12,500.00	12,500.00	100	2001	2001	3	20	5,000																														
8	4950	BOLLARD	0	0	0	8.00	UT	100.00	100.00	100	2001	2001	3	100	800																														
9	1242	WD DECK A	0	0	6	36.00	SF	10.00	10.00	100	2001	2001	3	20	72																														
10	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	58	174																														
LAND DESCRIPTION										TOTAL OB/XF										20,643																									
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	001100	C	STORE 1FLR	0		CI	0.00	0.00	22,016.00	SF		1.00	1.00	1.00	7.00	7.00	154,112																												
2	009600	C	WASTELAND	0			0.00	0.00	0.74	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,850																												

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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														
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																			BUILDING MARKET VALUE										622,622			
																			TOTAL MARKET OB/XF VALUE										22,122			
																			TOTAL LAND VALUE - MARKET										155,962			
																			TOTAL MARKET VALUE										800,706			
																			SOH/AGL Deduction										327,807			
																			ASSESSED VALUE										472,899			
																			TOTAL EXEMPTION VALUE										0			
																			BASE TAXABLE VALUE										472,899			
																			TOTAL JUST VALUE										800,706			
																			NCON VALUE										0			
																			INCOME VALUE													
																			PREVIOUS YEAR MKT VALUE										596,244			