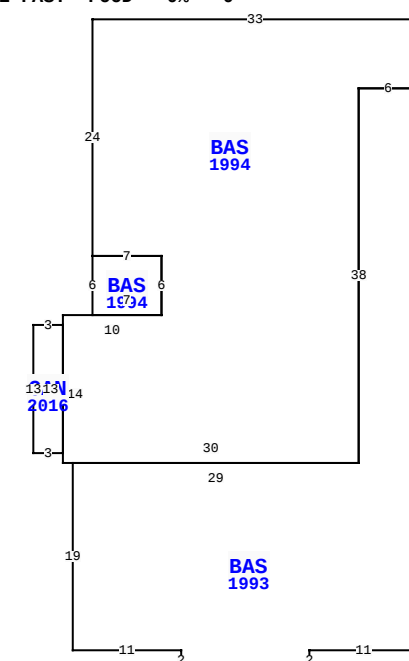


CGW PROPERTIES LLC
1712 MONTCLAIR BV
BRENTWOOD, TN 37031

00-00-30-0800-0026-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																													
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 100								2201	04	2,272	124.9500	266.14	604,670	1988	1995		0	0	20	28.00	52.00	VALUATION BY																									
Roof Structur	12	REINFO/CON 100								1 FAST FOOD - 0% - 0										Heated Area: 2251										HX Base Yr										STANDARD									
Roof Cover	04	BUILT-UP 100																		Tax Group: 8										Tax Dist:																			
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE										314,428																			
Interior Floo	11	CLAY TILE 50																		TOTAL MARKET OB/XF VALUE										45,067																			
Interior Floo	15	HARDTILE 50																		TOTAL LAND VALUE - MARKET										617,500																			
Ceiling	01	FIN.SUSPD 100																		TOTAL MARKET VALUE										976,995																			
Air Condition	04	ROOF TOP 100																		SOH/AGL Deduction										261,626																			
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										715,369																			
Fixtures	11	100																		TOTAL EXEMPTION VALUE										0																			
Frame	03	MASONRY 100																		BASE TAXABLE VALUE										715,369																			
Story Height		12 100																		TOTAL JUST VALUE										976,995																			
RMS		3 100								NCON VALUE										0																													
Stories	1.	1. 100								INCOME VALUE										956,674																													
Units		0 100								PREVIOUS YEAR MKT VALUE										851,062																													
BUD8 Adjustme	05	DIST 1A 100																																															
Occupancy	00	NONE 100																																															
Quality	03	Quality Level 03																																															
DOR CODE	2200	DRIVE-IN REST.																																															
MAP NUM		MKT AREA								02																																							
NEIGHBORHOOD/LOC	2004.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	949	100	949	131,335																																													
BAS	42	100	42	5,813																																													
BAS	1,260	100	1,260	174,375																																													
CAN	30	30	9	1,245																																													
CAN	39	30	12	1,661																																													
TOTALS	2,320		2,272	314,428																																													
EXTRA FEATURES					1858 S 8TH ST, FERNANDINA BEACH										BLD DATE 02/28/2020					KKA					LGL DATE					06/01/2023					DC														
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	16,915.00	SF	2.00	2.00	100	1988	1988	3	50	16,915																																	
2	0812	CONCRETE C	0	0	0	0	3,498.00	SF	4.00	4.00	100	1988	1988	3	57	7,975																																	
3	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	1998	1998	3	48	3,643																																	
4	0443	STK FNC 6'	0	0	0	0	128.00	LF	10.00	10.00	100	1988	1988	3	20	256																																	
5	0400	CONC CURB	0	0	0	0	1,312.00	LF	15.00	15.00	100	1988	1988	3	66	12,989																																	
7	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	1988	1988	3	27	405																																	
8	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1988	1988	3	26	234																																	
9	1126	CB/STC 8"	0	0	0	0	74.00	SF	8.00	8.00	100	1994	1994	3	70	414																																	
10	0835	QUARY TILE	0	0	0	0	189.00	SF	10.00	10.00	100	1988	1988	3	57	1,077																																	
11	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2016	2016	3	98	172																																	
LAND DESCRIPTION					TOTAL OB/XF										44,080																																		
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	002200	C	DRIVE-IN		0	0003	CI	131.00	380.00	49,400.00	SF		1.00	1.00	1.00	12.50	12.50	617,500																															
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REVIEW DATE	02/28/2020	BY	KKK	Total Acres: 0.00	Total Land Value: 617,500	Market: 0	Agricultural: 0	Common: 617,500	PRINTED 08/02/2023 BY SYS
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