

PT LOT 39 IN OR 2006/1243
BEING "PARAGRAPH 2 PARCEL"
SUB OF SEC 30 PBK 1/5

ISLAND WALK STATION LLC
C/O PHILLIPS EDISON & CO, 11501 NORTHLAKE DR
CINCINNATI, OH 45249

2023

00-00-30-0800-0039-0040



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	PAGE 1 of 3														
Exterior Wall	17	CB STUCCO 100	1602	04	4,606	127.2572	139.66	643,274	2015	2015	0	0	0	7.00	93.00	VALUATION SUMMARY													
Roof Structur	09	RIDGE FRME 100	1 NBHD SHOP - 0% - 0													Heated Area: 4530													
Roof Cover	04	BUILT-UP 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 60																											
Interior Floo	11	CLAY TILE 40																											
Ceiling	01	FIN.SUSPD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures	14	100																											
Frame	03	MASONRY 100																											
Story Height	15	100																											
RMS	3	100																											
Stories	1.	1. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
DOR CODE			1600COMMUNITY SHOPPING																										
MAP NUM			MKT AREA												01														
NEIGHBORHOOD/LOC			2004.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,880	100	1,880	244,182																									
BAS	2,650	100	2,650	344,192																									
CAN	252	30	76	9,871																									
TOTALS			4,782	4,606	598,245																								
EXTRA FEATURES			1453 SADLER RD, 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	0	3,921.00	SF	2.00	2.00	100	1992	1992	3	50	3,921													
2	0400	CONC CURB	0	0	0	0	306.00	LF	15.00	15.00	100	1992	1992	3	74	3,397													
3	0462	ST/AL FNC	0	0	0	0	300.00	SF	10.00	10.00	100	2015	2015	3	81	2,430													
4	0856	POROUS CC	0	0	0	0	3,913.00	SF	2.50	2.50	100	2015	2015	3	96	9,391													
5	0812	CONCRETE C	0	0	109	12	1,308.00	SF	4.00	4.00	100	2015	2015	3	96	5,023													
6	0855	CONC PAVER	0	0	0	0	531.00	SF	10.00	10.00	100	2015	2015	3	96	5,098													
7	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2015	2015	3	97	73													
8	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	2015	2015	3	90	18,216													
9	0098	AWNING MTL	0	0	0	0	474.00	SF	13.00	13.00	100	2015	2015	3	74	4,560													
10	0097	AWNING CN	0	0	0	0	25.00	SF	65.00	65.00	100	2015	2015	3	81	1,316													
LAND DESCRIPTION			TOTAL OB/XF													53,425													
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	001610	C	SH CTR NHD	0	0003	C-1	180.00	150.00	27,007.00	SF		1.00	1.00	1.00	20.00	20.00	540,140												
REVIEW DATE 11/04/2021 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS																													

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3				2		
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS		EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY									
																											VALUATION BY					DIRECT_CAP				
																											Tax Group: 2					Tax Dist:				
																											BUILDING MARKET VALUE					0				
																											TOTAL MARKET OB/XF VALUE					0				
																											TOTAL LAND VALUE - MARKET					0				
																											TOTAL MARKET VALUE					927,554				
																											SOH/AGL Deduction					154,624				
																											ASSESSED VALUE					772,930				
																											TOTAL EXEMPTION VALUE					0				
																											BASE TAXABLE VALUE					772,930				
																											TOTAL JUST VALUE					927,554				
																											NCON VALUE					0				
																											INCOME VALUE					927,554				
																											PREVIOUS YEAR MKT VALUE					927,535				