

SINCLAIR PROPERTIES OF FERNANDINA BEACH LLC
306 WESTSIDE DRIVE
DOUGLAS, GA 31533

00-00-31-1020-0027-0000



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		10	ABOVE AVG 100		0500	11	2,112	152.3861		217.15	458,621	1929	2005		0	0	8.00	92.00	VALUATION BY					STANDARD																					
Roof Structure		03	GABLE/HIP 100		1 SFR CUST - 0% - 0														Heated Area: 1275					HX Base Yr					Tax Group: 2					Tax Dist:											
Roof Cover		03	COMP SHNGL 100																					BUILDING MARKET VALUE					421,931																
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					15,858																
Interior Floor		12	HARDWOOD 90																					TOTAL LAND VALUE - MARKET					630,000																
Interior Floor		15	HARDTILE 10																					TOTAL MARKET VALUE					1,067,789																
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction					0																
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE					1,067,789																
Bedrooms			3 100																					TOTAL EXEMPTION VALUE					0																
Bathrooms			2 100																					BASE TAXABLE VALUE					1,067,789																
Frame		02	WOOD FRAME 100																					TOTAL JUST VALUE					1,067,789																
Stories		2.	2. 100																					NCON VALUE					0																
Units		0	0 100																					INCOME VALUE																					
BUD8 Adjustme		02	DIST FB 100																					PREVIOUS YEAR MKT VALUE					1,079,302																
Quality		04	Quality Level 04																					PERMIT NUM					DESCRIPTION					AMT					ISSUED						
DOR CODE		0100	SINGLE FAMILY																					20160485					BEACHWALK					30,000					02/24/2016						
MAP NUM			MKT AREA																					20090827					ELEC OTHER					500					06/29/2009						
NEIGHBORHOOD/LOC		1051.00																						20061584					OTHER					500					07/07/2006						
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					20061228					GAS					400					06/01/2006				
BAL		40	15	6	1,199																					20060200					H/AC					4,400					01/24/2006				
BAL		257	15	39	7,791																					20052767					REMODEL					2,000					10/03/2005				
BAS		875	100	875	174,806																																								
BAS		40	100	40	7,991																																								
BAS		360	100	360	71,920																																								
FGR		775	55	426	85,106																																								
FOP		35	30	10	1,998																																								
FOP		264	30	79	15,783																																								
FSP		275	40	110	21,976																																								
FST		100	55	55	10,988																																								
TOTALS		3,477		2,112	421,931																																								
EXTRA FEATURES		146 S FLETCHER AVE, FERNANDINA BEACH														BLD DATE										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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185																													
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,400.00	1,400.00	100	2006	2006	3	31	434																													
4	0810	CONCRETE A	0	0	4	9	36.00	SF	9.10	9.10	100	1960	1960	3	20	66																													
5	0810	CONCRETE A	0	0	0	0	370.00	SF	8.13	8.13	100	2006	2006	3	88	2,646																													
6	0810	CONCRETE A	0	0	24	5	120.00	SF	6.50	6.50	100	2006	2006	3	88	686																													
7	0825	BRICK	0	0	0	0	140.00	SF	12.50	12.50	100	2006	2006	3	97	1,698																													
8	1076	TRELLIS A	0	0	0	0	120.00	SF	15.00	15.00	100	2006	2006	3	48	864																													
9	0415	BEACHWALK	0	0	0	0	700.00	SF	11.50	11.50	100	2016	2016	3	78	6,279																													
LAND DESCRIPTION										TOTAL OB/XF										15,858																									
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	000120	C	SFR OCN FT	0	0006	R-3	42.00	266.00	42.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	630,000																												