



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	14 WD SHINGLE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

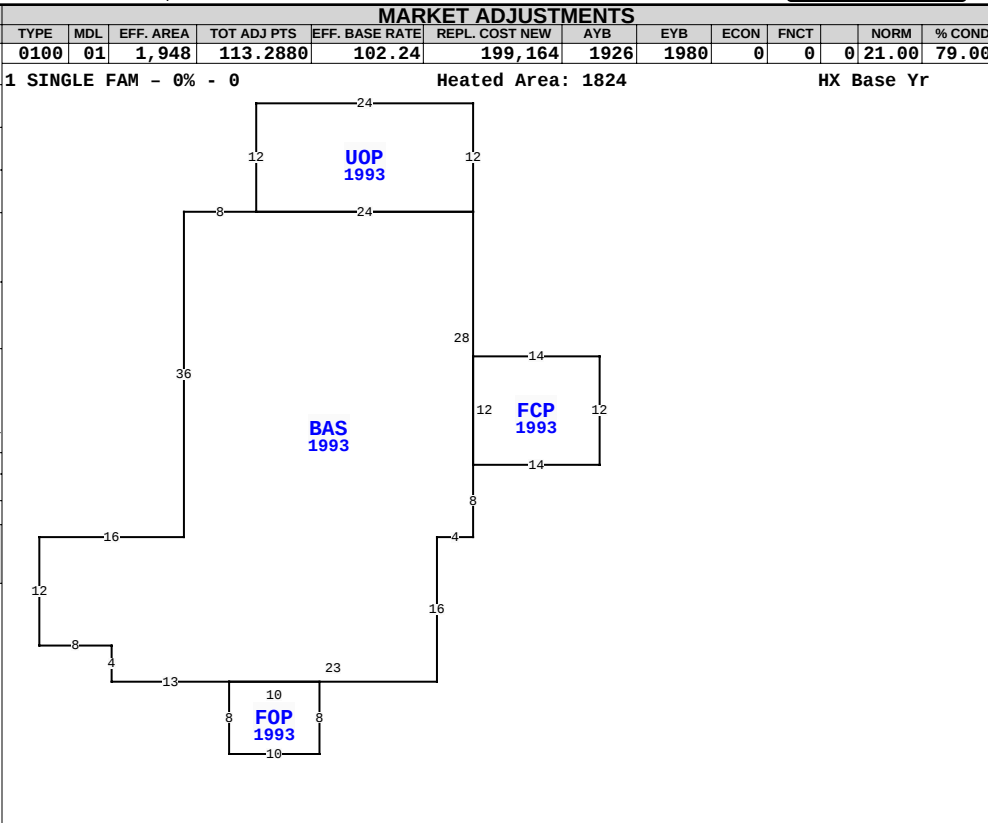
Quality	03 Quality Level 03
DOR CODE	0800MULTI-FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1012.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	1,824	147,324
FCP	168	25	42	3,392
FOP	80	30	24	1,939
UOP	288	20	58	4,685

TOTALS	2,360	1,948	157,340
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	1,929.00	SF	6.50	6.50
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00
3	0825	BRICK	0	0	4	32.00	SF	12.50	12.50
4	0825	BRICK	0	0	16	80.00	SF	12.50	12.50
5	1241	WD DECK G	0	0	7	28.00	UT	11.50	11.50
6	0940	SHEDS/PORT	0	0	0	122.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	0		R-1A	125.00	147.00	125.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF									
2206 ATLANTIC AV, FERNANDINA BEACH									

TOTAL OB/XF									
4,507									

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			275,667
TOTAL MARKET OB/XF VALUE			4,507
TOTAL LAND VALUE - MARKET			276,000
TOTAL MARKET VALUE			556,174
SOH/AGL Deduction			103,583
ASSESSED VALUE			452,591
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			452,591
TOTAL JUST VALUE			556,174
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			448,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111159	ELEC OTHER	900	07/15/2011
20101752	REPAIR/RRF	6,000	10/12/2010
20060730	H/AC	3,000	04/12/2006
6452	REPAIR/RRF	1,720	04/01/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1872/0717	8/08/2013	WD	U	I	11
GRANTOR: REED JAMES ALLEN & ME					
GRANTEE: RWAY MANAGEMENT COM					
0781/1905	1/13/1997	WD	Q	I	
GRANTOR: LONG H VERNON JR & MA					
GRANTEE: REED JAMES ALLEN &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W24 S12 BAS=[YR=1993] W8 S36 W16 S12 E8 S4 E13 FOP=[YR=1993] S8 E10 N8 W10 E \$ E23 N16 E4 N8 FCP=[YR=1993] E14 N12 W14 S12 \$ N28 W24 \$ E24 N12 \$.									

RWAY MANAGEMENT COMPANY LLC
197 POSEY ROAD
BLAIRSVILLE, GA 30512

00-00-31-1120-000J-0030

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