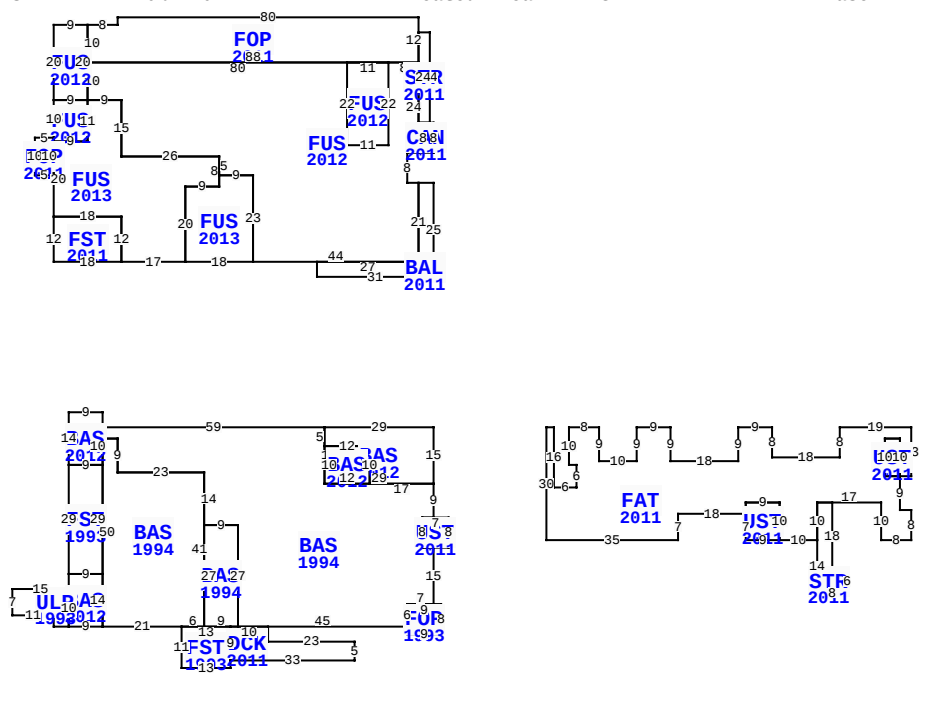


**SEASIDE AMELIA INC/
PO BOX 22069
ST SIMONS ISLAND, GA 31522**

00-00-31-1460-0045-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	38.00	62.00																
Exterior Wall	10	ABOVE AVG 50								2101	04	12,495	109.5816	194.23	2,426,904	1946	1990	0	0	0	0	38.00	62.00																
Exterior Wall	17	CB STUCCO 50								1 RSTARANT 1 - 0% - 0										Heated Area: 11473										HX Base Yr									
Roof Structure	04	WOOD TRUSS 100																																					
Roof Cover	11	SLATE 100																																					
Interior Wall	05	DRYWALL 80																																					
Interior Wall	06	CUST PANEL 20																																					
Interior Floor	09	PINE WOOD 80																																					
Interior Floor	15	HARDTILE 20																																					
Ceiling	02	F.NOT SUS 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Fixtures		55 100																																					
Frame	02	WOOD FRAME 100																																					
Story Height		11 100																																					
RMS		20 100																																					
Stories	3.	3. 100																																					
Units		0 100																																					
BUD8 Adjustme	02	DIST FB 100																																					
Quantity	00	ONE 100																																					
DOR CODE		2100 RESTAURANTS/CAFE																																					
MAP NUM		MKT AREA																		01																			
NEIGHBORHOOD/LOC		1061.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAL	208	15	31	3,733																																			
BAS	243	100	243	29,263																																			
BAS	1,143	100	1,143	137,643																																			
BAS	2,897	100	2,897	348,864																																			
BAS	144	100	144	17,341																																			
BAS	120	100	120	14,451																																			
BAS	126	100	126	15,173																																			
BAS	126	100	126	15,173																																			
BAS	435	100	435	52,384																																			
BAS	180	100	180	21,676																																			
TOTALS	16,408		12,495	1,504,680																																			
EXTRA FEATURES										2199 S FLETCHER AVE, 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																							
2	0504	FP-ELECTRI	0	0	0	1.00	UT	2,400.00	2,400.00	100	1946	1946	3	20	480																								
4	0812	CONCRETE C	0	0	0	1,745.00	SF	4.00	4.00	100	1983	1983	3	44	3,071																								
5	1123	CB 8"	0	0	0	341.00	SF	6.15	6.15	100	1946	1946	3	20	419																								
6	1123	CB 8"	0	0	3	82	SF	6.15	6.15	100	2003	2003	3	84	1,999																								
10	0851	PATIO STON	0	0	13	17	SF	0.75	0.75	100	1991	1991	3	64	106																								
12	0142	BAR TOP A	0	0	0	29.00	LF	165.00	165.00	100	1990	1990	3	20	957																								
17	0418	EXHST FAN	0	0	0	2.00	UT	400.00	400.00	100	2002	2002	3	21	168																								
18	0964	HALON SYST	0	0	4	16	SF	50.00	50.00	100	2002	2002	3	83	2,656																								
19	1242	WD DECK A	0	0	0	454.00	SF	10.00	10.00	100	2003	2003	3	22	999																								
20	1242	WD DECK A	0	0	15	3	SF	10.00	10.00	100	2003	2003	3	22	99																								
LAND DESCRIPTION										TOTAL OB/XF										10,954																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	002100	C	RESTAURANT	0	0004	C-1	129.00	200.00	29,284.40	SF		1.00	1.00	1.00	70.00	70.00	2,049,908																						

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