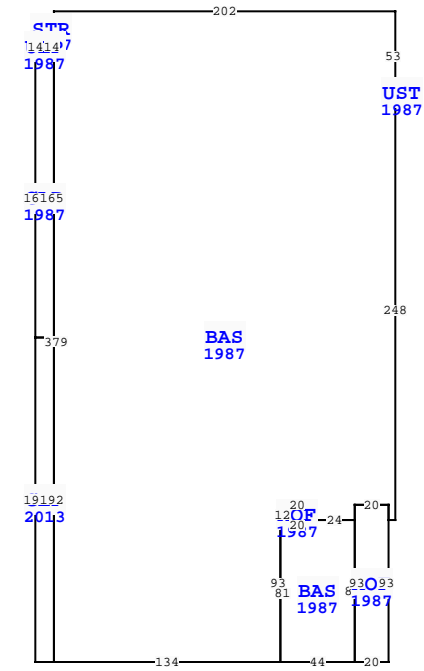




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 80	
Exterior Wall	15	CONC BLOCK 20	
Roof Structure	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	04	C ABOVE GD 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing	8	100	
Frame	05	STEEL 100	
Story Height		26 100	
RMS		12 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	8600 COUNTY		
MAP NUM	MKT AREA	01	
NEIGHBORHOOD/LOC	1010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOF	240	185	444
AOF	1,860	185	3,441
BAS	3,636	100	3,636
BAS	71,698	100	71,698
CLP	1,815	60	1,089
CLP	2,112	60	1,267
STR	24	10	2
ULP	154	30	46
UST	80	50	40
TOTALS	81,619		81,663
			2,105,240

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	81,663	129.2122	61.38	5,012,475	1987	1987	0	0	58.00	42.00
1 STOR WAREH - 0% - 0 Heated Area: 77434 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	2,105,240		
TOTAL MARKET OB/XF VALUE	175,348		
TOTAL LAND VALUE - MARKET	1,073,490		
TOTAL MARKET VALUE	3,354,078		
SOH/AGL Deduction	440,996		
ASSESSED VALUE	2,913,082		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	2,913,082		
TOTAL JUST VALUE	3,354,078		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	2,721,069		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122410	REMODEL	4,100	11/30/2012
20122392	REMODEL	8,000	11/29/2012
20122245	ADDITION	40,710	11/02/2012
20122158	FIRE SPRNK	153,291	10/18/2012
20122158	NEW CONSTR	153,291	10/01/2012
20090020	REPAIR/RRF	493,000	01/08/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0590/0274	2/07/1990	QC	U	I	07	100
GRANTOR: OCEAN HGHWY & PORT						
GRANTEE: OCEAN HGHWY & PORT						
0590/0272	2/07/1990	QC	U	I	07	100
GRANTOR: OCEAN HGWY & PORT						
GRANTEE: OCEAN HGWY & PORT						

EXTRA FEATURES		315 N 2ND ST, 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	1094	T SCALE 60	0	0	0	0	1.00	UT	37,000.00	37,000.00	100	1986	1986	3	20	7,400	
2	0803	ASPHALT C	0	0	0	0	1,940.00	SF	2.00	2.00	100	1987	1987	3	50	1,940	
3	0090	AUTO DOOR	0	0	0	0	3.00	UT	2,500.00	2,500.00	100	1987	1987	3	20	1,500	
4	0966	FIRE SPRNK	0	0	0	0	77,314.00	SF	3.00	3.00	100	1987	1987	3	60	139,165	
5	0812	CONCRETE C	0	0	0	0	8,226.00	SF	4.00	4.00	100	1987	1987	3	54.5	17,933	
6	0940	SHEDS/PORT	0	0	10	6	60.00	SF	30.00	30.00	100	2012	2012	3	60	1,080	
7	0978	SECURTY LT	0	0	0	0	30.00	UT	450.00	450.00	100	1987	1987	3	26	3,510	
8	6002	EL ROLL DR	0	0	0	0	4.00	UT	900.00	900.00	100	1987	1987	3	20	720	
9	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	1987	1987	3	100	700	
10	0092	AUTO GATE	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1987	1987	3	20	1,400	

TOTAL OB/XF												175,348												
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	004800	C	WAREHOUSE	0	0006	I-1	400.00	225.00	87,991.00	SF		1.00	1.00	1.22	10.00	12.20	1,073,490							

BUILDING NOTES																							
BUILDING DIMENSIONS																							
BAS=[YR=1987] W202 S6 STR=[YR=1987] W3 S8 ULP=[YR=1987] W8 S14 CLP=[YR=1987] S165 CLP=[YR=2013] S192 E11 N192 W11\$ E11 N165 W11\$ E11 N14 W3\$ E3 N8\$ S379 E134 BAS=[YR=1987] E44 AOF=[YR=1987] E20 N93 W20 S93\$ N84 W24 AOF=[YR=1987] N9 W20 S12 E20 N3 \$ S3 W20 S81\$ N93 E20 S9 E24 N9 E20 S9 E4 N248 UST=[YR=1987] E8 N10 W8 S10\$ N53\$.																							