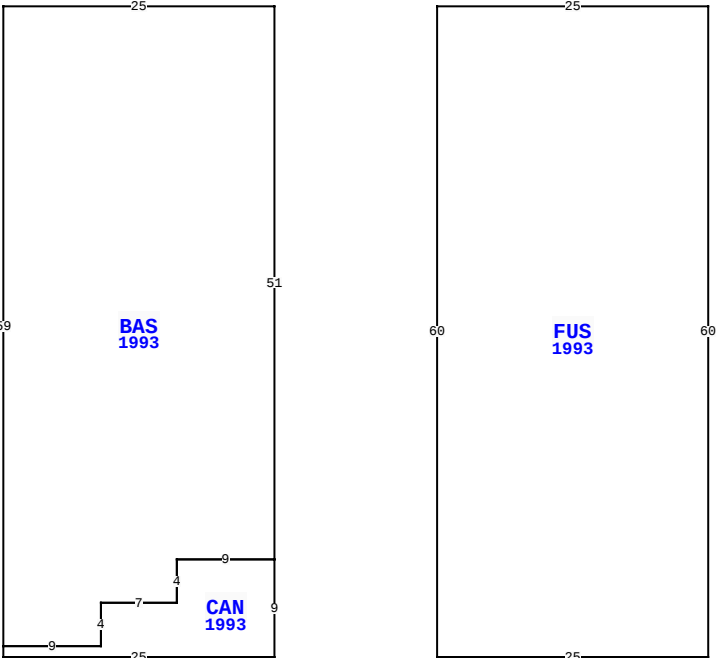


316 CENTRE STREET LLC
960194 GATEWAY BLVD STE 101
FERNANDINA BEACH, FL 32034

00-00-31-1800-0013-0300

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
Exterior Wall	19	COMMON BRK 100								1101	04	2,913	121.9390	178.64	520,378	1900	2000	0	0	0	20.00	80.00	VALUATION BY					STANDARD											
Roof Structure	04	WOOD TRUSS 100								1 RETAILSTOR - 0% - 0														Heated Area: 2875 HX Base Yr															
Roof Cover	04	BUILT-UP 100																						Tax Group: 2					Tax Dist:										
Interior Wall	05	DRYWALL 60																						BUILDING MARKET VALUE					923,228										
Interior Wall	08	DECORATIVE 40																						TOTAL MARKET OB/XF VALUE					109,024										
Interior Floor	03	CONC FINSH 50																						TOTAL LAND VALUE - MARKET					437,500										
Interior Floor	12	HARDWOOD 50																						TOTAL MARKET VALUE					1,469,752										
Ceiling	02	F.NOT SUS 100																						SOH/AGL Deduction					28,097										
Air Condition	03	CENTRAL 100																						ASSESSED VALUE					1,441,655										
Heating Type	04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE					0										
Fixtures	04	9 100																						BASE TAXABLE VALUE					1,441,655										
Frame	03	MASONRY 100																						TOTAL JUST VALUE					1,469,752										
Story Height	13	100								NCON VALUE					0																								
RMS	6	100								INCOME VALUE					591,023																								
Stories	2.	2. 100								PREVIOUS YEAR MKT VALUE					1,310,595																								
Units	0	100																																					
BUD8 Adjustme	02	DIST FB 100																																					
Occupancy	00	NONE 100																																					
Quality	04	Quality Level 04																																					
DOR CODE	1100	STORES, 1 STORY																																					
MAP NUM		MKT AREA								01																													
NEIGHBORHOOD/LOC	1002	0200																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,375	100	1,375	196,504																																			
CAN	125	30	38	5,430																																			
FUS	1,500	100	1,500	214,368																																			
TOTALS	3,000		2,913	416,302																																			
EXTRA FEATURES					316 CENTRE ST, FERNANDINA BEACH										BLD DATE 05/20/2022					KK					LGL DATE 05/20/2022					05/20/2022					KK				
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																						
15	0810	CONCRETE A	0	0	0	0	234.00	SF	6.50	6.50	100	2020	2020	3	99	1,506																							
16	0097	AWNING CN	0	0	0	0	14.00	SF	65.00	65.00	100	2021	2021	3	98	892																							
17	0097	AWNING CN	0	0	0	0	6.00	SF	65.00	65.00	100	2021	2021	3	98	382																							
18	0410	ELEVATOR	0	0	0	0	1.00	UT	55,000.00	55,000.00	100	2021	2021	3	100	55,000																							
19	0141	BAR TOP L	0	0	0	0	16.00	LF	86.00	86.00	100	2021	2021	3	97	1,335																							
20	0966	FIRE SPRNK	0	0	0	0	2,875.00	SF	3.00	3.00	100	2021	2021	3	100	8,625																							
21	0966	FIRE SPRNK	0	0	0	0	3,327.00	SF	3.00	3.00	100	2021	2021	3	100	9,981																							
22	0383	FREEZER	0	0	8	7	56.00	SF	105.00	105.00	100	2021	2021	3	99	5,821																							
23	0381	COOLER	0	0	0	0	144.00	SF	82.50	82.50	100	2021	2021	3	99	11,761																							
24	0381	COOLER	0	0	14	12	168.00	SF	82.50	82.50	100	2021	2021	3	99	13,721																							
LAND DESCRIPTION										TOTAL OB/XF										109,024																			
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	001100	C	STORE 1FLR		0	0003	C-3	35.00	125.00	4,375.00	SF		1.00	1																									

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