



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	PAGE 1 of 2												
Exterior Wall		22	PRECAST PN 100		1701	04	13,513	112.7000	160.03	2,162,485	1959	1985	0	0	0	50.50	49.50	VALUATION SUMMARY											
Roof Structur		10	STEEL FRME 100		1 OFFICE 1&2 - 0% - 0										Heated Area: 12923														
Roof Cover		04	BUILT-UP 100												HX Base Yr														
Interior Wall		05	DRYWALL 80																										
Interior Wall		06	CUST PANEL 20																										
Interior Floo		13	LVT/LAMNT 50																										
Interior Floo		14	CARPET 50																										
Ceiling		01	FIN.SUSPD 100																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Fixtures		35	100																										
Frame		04	REIN CONC 100																										
Story Height		12	100																										
RMS		56	100																										
Stories		2.	2. 100																										
Units		0	100																										
BUD8 Adjustme		02	DIST FB 100																										
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		1800	MULTI STORY OFFICE																										
MAP NUM			MKT AREA												01														
NEIGHBORHOOD/LOC		1002.	00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	3,350	100	3,350	265,370																									
FEP	325	80	260	20,596																									
FOP	16	30	5	396																									
FOP	60	30	18	1,426																									
FST	162	50	81	6,416																									
FST	198	50	99	7,842																									
FUS	5,758	100	5,758	456,119																									
SDA	3,268	110	3,595	284,777																									
SFB	49	80	39	3,089																									
SFB	49	80	39	3,089																									
TOTALS	13,648		13,513	1,070,430																									
EXTRA FEATURES					402 CENTRE ST, FERNANDINA BEACH																								
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES												
12	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2001	2001	3	58	261													
15	0966	FIRE SPRNK	0	0	0	0	13,472.00	SF	3.00	3.00	100	2001	2001	3	82	33,141													
16	0410	ELEVATOR	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	2001	2001	3	100	40,000													
21	0803	ASPHALT C	0	0	0	0	8,278.00	SF	2.00	2.00	100	2012	2012	3	72	11,920													
22	0811	CONCRETE B	0	0	0	0	506.00	SF	5.20	5.20	100	2012	2012	3	94	2,473													
23	0097	AWNING CN	0	0	0	0	216.00	SF	65.00	65.00	100	2012	2012	3	71	9,968													
24	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2012	2012	3	96	48													
25	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2012	2012	3	100	400													
26	0649	LIGHTS-GD	0	0	0	0	2.00	SF	225.00	225.00	100	2012	2012	3	60	270													
27	1128	BRICK 12"	0	0	0	0	48.00	SF	14.00	14.00	100	2012	2012	3	98	659													
LAND DESCRIPTION					TOTAL OB/IF										99,140														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	001800	C	MULTISTORY	0	0003	C-3	100.00	150.00	15,000.00	SF		1.00	1.00	1.00	100.00	100.00	1,500,000												

[illegible]