



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	MA	NORM	% COND	PAGE 1 of 2																												
Exterior Wall	10	ABOVE AVG 100	3902	01	7,500	117.6100	181.12	1,358,400	1905	1990	25	0	10	15.00	50.00	VALUATION SUMMARY																												
Roof Structur	08	IRREGULAR 100	1 BED & BRKT - 0% - 0										Heated Area: 7125										Tax Group: 2																					
Roof Cover	03	COMP SHNGL 50											HX Base Yr										Tax Dist:																					
Roof Cover	04	BUILT-UP 50																					BUILDING MARKET VALUE																					
Interior Wall	03	PLASTER 50																					TOTAL MARKET OB/XF VALUE																					
Interior Wall	08	DECORATIVE 50																					TOTAL LAND VALUE - MARKET																					
Interior Floo	12	HARDWOOD 90																					TOTAL MARKET VALUE																					
Interior Floo	11	CLAY TILE 10																					SOH/AGL Deduction																					
Air Condition	03	CENTRAL 100																					ASSESSED VALUE																					
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE																					
Bedrooms	12	100																					BASE TAXABLE VALUE																					
Bathrooms	12.5	100																					TOTAL JUST VALUE																					
Frame	02	WOOD FRAME 100																					NCON VALUE																					
Stories	2.5	2.5 100																					INCOME VALUE																					
Units	10	100																					PREVIOUS YEAR MKT VALUE																					
BUD8 Adjustme	02	DIST FB 100																																										
Occupancy	00	NONE 100																																										
Quality	03	Quality Level 03																																										
DOR CODE	3900	HOTELS AND MOTELS																																										
MAP NUM		MKT AREA																																										
NEIGHBORHOOD/LOC	1002.00																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	52	100	52	4,709																																								
BAS	3,877	100	3,877	351,101																																								
DCK	360	10	36	3,260																																								
FOP	20	30	6	544																																								
FST	352	55	194	17,569																																								
FUS	1,199	100	1,199	108,582																																								
FUS	1,997	100	1,997	180,849																																								
STP	50	10	5	453																																								
STR	45	10	4	362																																								
UOP	652	20	130	11,773																																								
TOTALS	8,604		7,500	679,200																																								
EXTRA FEATURES					804 ATLANTIC AV, 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	0097	AWNING CN	0	0	0	0	5.00	SF	65.00	65.00	100	1994	1994	3	40	130																												
2	0966	FIRE SPRNK	0	0	0	0	7,125.00	SF	3.00	3.00	100	1993	1993	3	68	14,535																												
3	0851	PATIO STON	0	0	6	64	384.00	SF	0.75	0.75	100	1980	1980	3	35	101																												
4	0858	SCULP CONC	0	0	0	0	1,173.00	SF	13.00	13.00	100	1994	1994	3	91	13,877																												
5	0858	SCULP CONC	0	0	0	0	623.00	SF	13.00	13.00	100	1994	1994	3	91	7,370																												
6	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	1994	1994	3	23	1,150																												
8	0649	LIGHTS- GD	0	0	0	0	6.00	SF	225.00	225.00	100	1994	1994	3	20	270																												
9	0441	STK FNC 4'	0	0	0	0	259.00	LF	13.00	13.00	100	1994	1994	3	20	673																												
10	0962	SKYLIGHT	0	0	0	0	1.00	UT	250.00	250.00	100	1993	1993	3	68	170																												
11	0446	BOX FNC 6'	0	0	0	0	10.00	LF	20.00	20.00	100	2002	2002	3	21	42																												
LAND DESCRIPTION					TOTAL OB/XF										38,318																													
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	003910	C	HOTEL	0	0003	C-3	100.00	150.00	30,000.00	SF		1.00	1.00	0.70	50.00	35.00	1,050,000																											

[illegible]