



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 60
Interior Floor	03	CONC FINSH 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		18 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		16 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC 000				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,980	100	4,980	307,316
BAS	1,540	100	1,540	95,034
BAS	4,150	100	4,150	256,097
CAN	204	30	61	3,765
CAN	24	30	7	432
CAN	52	30	16	988
CAN	54	30	16	988
CAN	192	30	58	3,579
SFB	5,847	80	4,678	288,680
TOTALS	17,043		15,506	956,876

EXTRA FEATURES											
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	11,135.00	SF	2.00	2.00	
2	0810	CONCRETE A	0	0	70	6	420.00	SF	6.50	6.50	
3	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	
4	0400	CONC CURB	0	0	0	0	36.00	LF	15.00	15.00	
5	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	
6	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	
7	0803	ASPHALT C	0	0	0	0	9,900.00	SF	2.00	2.00	
8	0810	CONCRETE A	0	0	49	3	147.00	SF	6.50	6.50	
9	0811	CONCRETE B	0	0	0	0	592.00	SF	5.20	5.20	
11	0964	HALON SYST	0	0	12	2	24.00	SF	50.00	50.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0003	C-3	0.00	0.00	39,405.75	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	15,506	84.2445	123.42	1,913,751	1954	1954	0	0	0 50.00	50.00
1 RETAILSTOR - 0% - 0 Heated Area: 15348 HX Base Yr											
22 S 8TH ST, FERNANDINA BEACH											
BLD DATE 01/19/2021 KK LGL DATE 01/19/2021 KK AG DATE 01/19/2021 KK											

TOTAL OB/IF 27,525											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0003	C-3	0.00	0.00	39,405.75	SF	

NASSAU COUNTY PROPERTY VALUATION SUMMARY											
PAGE 1 of 2 2											
VALUATION BY STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 375,000											
TOTAL MARKET OB/IF VALUE 60,808											
TOTAL LAND VALUE - MARKET 1,576,230											
TOTAL MARKET VALUE 2,012,038											
SOH/AGL Deduction 345,124											
ASSESSED VALUE 1,666,914											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 1,666,914											
TOTAL JUST VALUE 2,012,038											
NCON VALUE 0											
INCOME VALUE 1,951,182											
PREVIOUS YEAR MKT VALUE 2,015,100											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200029	RE - ROOF	85,000	05/24/2020
00192020	XFOB - FENCE	0	02/19/2020
20200009	XFOB - AWNING	10,000	02/19/2020
20190112	REMODEL	9,500	12/20/2019
20190097	REMODEL - BREWERY	105,000	11/05/2019
20190024	REMODEL - LA SURE	0	02/28/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2073/1430	9/16/2016	SW	Q	I	02	925,000	
GRANTOR: FRED'S STORES OF TENN							
GRANTEE: CMR ISLAND PROPERTI							
0684/0925	7/08/1993	QC	U	I	10	100	
GRANTOR: WELLS FARGO ETAL							
GRANTEE: FRED'S STORES FLA IN							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2020] W50 SFB=[YR=1993] W89 BAS=[YR=2017] W60 S83 E21 CAN=[YR=2004] S4 E51 N4 W51\$ E39 N83\$ S6 BAS=[YR=2018] S77 E20 N77 W20\$ E20 S77 E8 CAN=[YR=2020] S4 E13 N4 W13\$ E34 CAN=[YR=2020] S4 E48 N4 W48\$ E27 N83\$ S83 E40 CAN=[YR=2020] S3 E8 N3 W8\$ E10 N2 CAN=[YR=2020] E3 N18 W3 S18\$ N81\$.											

**CMR ISLAND PROPERTIES LLC/
1766 MEMORIAL DR STE 1
WAYCROSS, GA 31501**

00-00-31-1800-0045-0030

REVIEW DATE	05/13/2023	BY	REA	Total Acres: 0.00	Total Land Value: 1,576,230	Market: 0	Agricultural: 0	Common: 1,576,230	PRINTED 08/02/2023 BY SYS
-------------	------------	----	-----	-------------------	-----------------------------	-----------	-----------------	-------------------	---------------------------