

**JAY PROPERTIES OF AMELIA LLC/
PO BOX 15848
FERNANDINA BEACH, FL 32035**

00-00-31-1800-0046-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																										
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FUNCT	NORM	% COND	VALUATION BY	STANDARD																																																															
Exterior Wall	15	CONC BLOCK 60	05	AVERAGE 40	1	RSTARANT 1 - 0% - 2023	Heated Area: 2292				HX Base Yr				Tax Group: 2	Tax Dist:																																																														
Exterior Wall	05	AVERAGE 40	04	WOOD TRUSS 100	03	COMP SHNGL 100	05	DRYWALL 90	08	DECORATIVE 10	13	LVT/LAMNT 50	14	CARPET 50	02	F.NOT SUS 100	03	CENTRAL 100	04	AIR DUCTED 100	10	100	02	WOOD FRAME 100	11	100	6	100	1.	1. 100	0	100	02	DIST FB 100	00	000000Level 03	2100	RESTAURANTS/CAFE	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,050	100	1,050	47,625	BAS	1,045	100	1,045	47,398	SFB	246	80	197	8,935	TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH									
Roof Structur	04	WOOD TRUSS 100	03	COMP SHNGL 100	05	DRYWALL 90	08	DECORATIVE 10	13	LVT/LAMNT 50	14	CARPET 50	02	F.NOT SUS 100	03	CENTRAL 100	04	AIR DUCTED 100	10	100	02	WOOD FRAME 100	11	100	6	100	1.	1. 100	0	100	02	DIST FB 100	00	000000Level 03	2100	RESTAURANTS/CAFE	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,050	100	1,050	47,625	BAS	1,045	100	1,045	47,398	SFB	246	80	197	8,935	TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH											
Roof Cover	03	COMP SHNGL 100	05	DRYWALL 90	08	DECORATIVE 10	13	LVT/LAMNT 50	14	CARPET 50	02	F.NOT SUS 100	03	CENTRAL 100	04	AIR DUCTED 100	10	100	02	WOOD FRAME 100	11	100	6	100	1.	1. 100	0	100	02	DIST FB 100	00	000000Level 03	2100	RESTAURANTS/CAFE	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,050	100	1,050	47,625	BAS	1,045	100	1,045	47,398	SFB	246	80	197	8,935	TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH													
Interior Wall	05	DRYWALL 90	08	DECORATIVE 10	13	LVT/LAMNT 50	14	CARPET 50	02	F.NOT SUS 100	03	CENTRAL 100	04	AIR DUCTED 100	10	100	02	WOOD FRAME 100	11	100	6	100	1.	1. 100	0	100	02	DIST FB 100	00	000000Level 03	2100	RESTAURANTS/CAFE	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,050	100	1,050	47,625	BAS	1,045	100	1,045	47,398	SFB	246	80	197	8,935	TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH															
Interior Wall	08	DECORATIVE 10	13	LVT/LAMNT 50	14	CARPET 50	02	F.NOT SUS 100	03	CENTRAL 100	04	AIR DUCTED 100	10	100	02	WOOD FRAME 100	11	100	6	100	1.	1. 100	0	100	02	DIST FB 100	00	000000Level 03	2100	RESTAURANTS/CAFE	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,050	100	1,050	47,625	BAS	1,045	100	1,045	47,398	SFB	246	80	197	8,935	TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH																	
Interior Floo	13	LVT/LAMNT 50	14	CARPET 50	02	F.NOT SUS 100	03	CENTRAL 100	04	AIR DUCTED 100	10	100	02	WOOD FRAME 100	11	100	6	100	1.	1. 100	0	100	02	DIST FB 100	00	000000Level 03	2100	RESTAURANTS/CAFE	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,050	100	1,050	47,625	BAS	1,045	100	1,045	47,398	SFB	246	80	197	8,935	TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH																			
Interior Floo	14	CARPET 50	02	F.NOT SUS 100	03	CENTRAL 100	04	AIR DUCTED 100	10	100	02	WOOD FRAME 100	11	100	6	100	1.	1. 100	0	100	02	DIST FB 100	00	000000Level 03	2100	RESTAURANTS/CAFE	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,050	100	1,050	47,625	BAS	1,045	100	1,045	47,398	SFB	246	80	197	8,935	TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH																					
Ceiling	02	F.NOT SUS 100	03	CENTRAL 100	04	AIR DUCTED 100	10	100	02	WOOD FRAME 100	11	100	6	100	1.	1. 100	0	100	02	DIST FB 100	00	000000Level 03	2100	RESTAURANTS/CAFE	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,050	100	1,050	47,625	BAS	1,045	100	1,045	47,398	SFB	246	80	197	8,935	TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH																							
Air Condition	03	CENTRAL 100	04	AIR DUCTED 100	10	100	02	WOOD FRAME 100	11	100	6	100	1.	1. 100	0	100	02	DIST FB 100	00	000000Level 03	2100	RESTAURANTS/CAFE	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,050	100	1,050	47,625	BAS	1,045	100	1,045	47,398	SFB	246	80	197	8,935	TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH																									
Heating Type	04	AIR DUCTED 100	10	100	02	WOOD FRAME 100	11	100	6	100	1.	1. 100	0	100	02	DIST FB 100	00	000000Level 03	2100	RESTAURANTS/CAFE	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,050	100	1,050	47,625	BAS	1,045	100	1,045	47,398	SFB	246	80	197	8,935	TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH																											
Fixtures		10 100	02	WOOD FRAME 100	11	100	6	100	1.	1. 100	0	100	02	DIST FB 100	00	000000Level 03	2100	RESTAURANTS/CAFE	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,050	100	1,050	47,625	BAS	1,045	100	1,045	47,398	SFB	246	80	197	8,935	TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH																													
Frame	02	WOOD FRAME 100	11	100	6	100	1.	1. 100	0	100	02	DIST FB 100	00	000000Level 03	2100	RESTAURANTS/CAFE	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,050	100	1,050	47,625	BAS	1,045	100	1,045	47,398	SFB	246	80	197	8,935	TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH																															
Story Height	11	100	6	100	1.	1. 100	0	100	02	DIST FB 100	00	000000Level 03	2100	RESTAURANTS/CAFE	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,050	100	1,050	47,625	BAS	1,045	100	1,045	47,398	SFB	246	80	197	8,935	TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH																																	
RMS		6 100	1.	1. 100	0	100	02	DIST FB 100	00	000000Level 03	2100	RESTAURANTS/CAFE	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,050	100	1,050	47,625	BAS	1,045	100	1,045	47,398	SFB	246	80	197	8,935	TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH																																			
Stories	1.	1. 100	0	100	02	DIST FB 100	00	000000Level 03	2100	RESTAURANTS/CAFE	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,050	100	1,050	47,625	BAS	1,045	100	1,045	47,398	SFB	246	80	197	8,935	TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH																																					
Units	0	100	02	DIST FB 100	00	000000Level 03	2100	RESTAURANTS/CAFE	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,050	100	1,050	47,625	BAS	1,045	100	1,045	47,398	SFB	246	80	197	8,935	TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH																																							
BUD8 Adjustme	02	DIST FB 100	00	000000Level 03	2100	RESTAURANTS/CAFE	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,050	100	1,050	47,625	BAS	1,045	100	1,045	47,398	SFB	246	80	197	8,935	TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH																																									
Qualifcy	00	000000Level 03	2100	RESTAURANTS/CAFE	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,050	100	1,050	47,625	BAS	1,045	100	1,045	47,398	SFB	246	80	197	8,935	TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH																																											
DOR CODE	2100	RESTAURANTS/CAFE	MAP NUM	MKT AREA	01	NEIGHBORHOOD/LOC	1005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,050	100	1,050	47,625	BAS	1,045	100	1,045	47,398	SFB	246	80	197	8,935	TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH																																													
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NEIGHBORHOOD/LOC	1005.00	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,050	100	1,050	47,625	BAS	1,045	100	1,045	47,398	SFB	246	80	197	8,935	TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH																																																			
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SFB	246	80	197	8,935	TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH																																																																				
TOTALS	2,341		2,292	103,958	120 S 8TH ST, FERNANDINA BEACH																																																																									
EXTRA FEATURES										120 S 8TH ST, FERNANDINA BEACH										BLD DATE 10/08/2021 XF DATE 10/08/2021 INC DATE										KK KK LGL DATE 10/08/2021 LAND DATE AG DATE																																																
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	0812	CONCRETE C	0	0	0	1,875.00	SF	4.00	4.00	100	1960	1960	3	20	1,500																																																															
2	0810	CONCRETE A	0	0	19	4	76.00	SF	6.50	100	2001	2001	3	82	405																																																															
3	0402	CONC BUMPE	0	0	0	2.00	UT	25.00	25.00	100	2006	2006	3	91	46																																																															
4	0811	CONCRETE B	0	0	0	567.00	SF	5.20	5.20	100	2005	2005	3	87	2,565																																																															
5	0098	AWNING MTL	0	0	0	118.00	SF	13.00	13.00	100	2006	2006	3	31	476																																																															
6	0972	ST LGHT UN	0	0	0	2.00	UT	1,897.50	1,897.50	100	2008	2008	3	76	2,884																																																															
7	0446	BOX FNC 6'	0	0	0	80.00	LF	20.00	20.00	100	2008	2008	3	40	640																																																															
8	0964	HALON SYST	0	0	6	2	12.00	SF	50.00	100	2011	2011	3	93	558																																																															
9	0418	EXHST FAN	0	0	0	1.00	UT	400.00	400.00	100	2011	2011	3	55	220																																																															
10	4950	BOLLARD	0	0	0	2.00	UT	100.00	100.00	100	2011	2011	3	100	200																																																															
LAND DESCRIPTION										TOTAL OB/XF 9,494																																																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE																																																																								