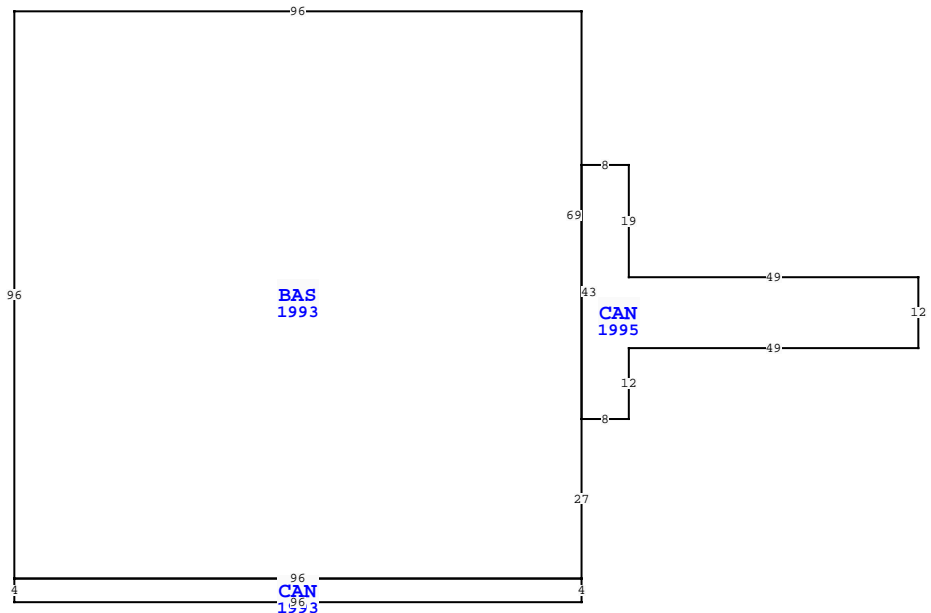


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	25	MOD METAL	30
Roof Structure	09	RIDGE FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	CORK/VTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures	5	100	
Frame	05	STEEL	100
Story Height	12	100	
RMS	4	100	
Stories	1.	1.	100
Units	0	100	
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	1200 STORE/OFFICE/RESID		
MAP NUM	MKT AREA	01	
NEIGHBORHOOD/LOC	1095.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	9,216	100	9,216
CAN	384	30	115
CAN	932	30	280
TOTALS	10,532		9,611
			629,376

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	RETAILSTOR	-	0	-	0							Heated Area: 9216 HX Base Yr	



NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			698,474
TOTAL MARKET OB/XF VALUE			23,809
TOTAL LAND VALUE - MARKET			900,000
TOTAL MARKET VALUE			1,622,283
SOH/AGL Deduction			765,511
ASSESSED VALUE			856,772
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			856,772
TOTAL JUST VALUE			1,622,283
NCON VALUE			0
INCOME VALUE			1,138,609
PREVIOUS YEAR MKT VALUE			1,383,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200058	REMODEL - BATH	8,000	06/19/2020
20200051	XFOB-PARKING LOT	59,774	06/12/2020
20172532	REPAIR/RRF	24,059	08/15/2017
20033777	ELEC OTHER	1,000	09/04/2003
8302	REPAIR/RRF	2,160	05/06/1994
8361	REPAIR/RRF	800	02/28/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2089/0592	12/15/2016	SW	Q	I	01	377,000
GRANTOR: 4-B PROPERTIES LLC LC						
GRANTEE: 329 SOUTH LLC						
0727/1789	4/19/1995	WD	U	I	09	100
GRANTOR: BROWN GEORGE L						
GRANTEE: 4-B PROPERTIES LLC						

EXTRA FEATURES																	
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	0810	CONCRETE A	0	0	71	5	355.00	SF	6.50	6.50	100	1993	1993	3	68	1,569	
2	0803	ASPHALT C	0	0	0	0	1,345.00	SF	2.00	2.00	100	1993	1993	3	50	1,345	
3	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1993	1993	3	20	80	
4	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	1993	1993	3	100	200	
5	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1993	1993	3	36	324	
6	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	1993	1993	3	20	500	
7	0443	STK FNC 6'	0	0	0	0	90.00	LF	10.00	10.00	100	1990	1990	3	20	180	
8	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1990	1990	3	29	131	
9	1123	CB 8"	0	0	0	0	72.00	SF	6.15	6.15	100	1990	1990	3	62	275	
12	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2000	2000	3	55	990	

TOTAL OB/XF														
BLD DATE	XF DATE	INC DATE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
08/21/2020	08/21/2020		08/21/2020	08/21/2020		08/21/2020			329 S 8TH ST, FERNANDINA BEACH					
TOTAL OB/XF 5,594														

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W96 S96 CAN=[YR=1993] S4 E 96 N4 W96 S E96 N27													
CAN=[YR=1995] E8 N12 E49 N12 W49 N19 W8 S43 S N69 S.													

LAND DESCRIPTION														TOTAL OB/XF										
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	001200	C	STORE COMB	0	0003	MU-8	0.00	0.00	30,000.00	SF		1.00	1.00	0.75	40.00	30.00	900,000							

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	15	CONC BLOCK	50	
Exterior Wall	17	CB STUCCO	50	
Roof Structure	04	WOOD TRUSS	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	70	
Interior Floor	11	CLAY TILE	30	
Ceiling	01	FIN.SUSPD	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Fixtures		4	100	
Frame	03	MASONRY	100	
Story Height		9	100	
RMS		6	100	
Stories	1.	1.	100	
Units		0	100	
BUD8 Adjustme	02	DIST FB	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	1200	STORE/OFFICE/RESID		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC		1095.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,089	100	1,089	37,737
BAS	750	100	750	25,990
CAN	110	30	33	1,144
CAN	408	30	122	4,228
TOTALS	2,357		1,994	69,098

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	1,994	99.6030	141.44	282,031	1956	1975	0	0	75.50	24.50
2 OFFICE 1&2 - 0% - 0											
Heated Area: 1839											
HX Base Yr											
329 S 8TH ST, FERNANDINA BEACH											
BLD DATE	08/21/2020	KK	LGL DATE	08/21/2020	KK						
XF DATE	08/21/2020	KK	LAND DATE	08/21/2020	KK						
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		698,474	
TOTAL MARKET OB/XF VALUE		23,809	
TOTAL LAND VALUE - MARKET		900,000	
TOTAL MARKET VALUE		1,622,283	
SOH/AGL Deduction		765,511	
ASSESSED VALUE		856,772	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		856,772	
TOTAL JUST VALUE		1,622,283	
NCON VALUE		0	
INCOME VALUE		1,138,609	
PREVIOUS YEAR MKT VALUE		1,383,713	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8053	REMODEL	140,000	12/22/1993
8034	DEMOLITION	5,560	12/14/1993
6838	REPAIR/RRF	0	12/17/1991
6250	XFOB	1,225	11/07/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2089/0592	12/15/2016	SW	Q	I	01	377,000
GRANTOR: 4-B PROPERTIES LLC LC						
GRANTEE: 329 SOUTH LLC						
0727/1789	4/19/1995	WD	U	I	09	100
GRANTOR: BROWN GEORGE L						
GRANTEE: 4-B PROPERTIES LLC						

EXTRA FEATURES																	
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
13	0646	LWN SPRK H	0	0	0	0	10.00	UT	2.00	2.00	100	2000	2000	3	27	5	
17	0810	CONCRETE A	0	0	0	0	222.00	SF	6.50	6.50	100	2020	2020	3	99	1,429	
18	0810	CONCRETE A	0	0	41	5	205.00	SF	6.50	6.50	100	2020	2020	3	99	1,319	
19	0803	ASPHALT C	0	0	0	0	4,840.00	SF	2.00	2.00	100	2020	2020	3	88	8,518	
20	0402	CONC BUMPE	0	0	0	0	16.00	UT	25.00	25.00	100	2020	2020	3	99	396	
21	0856	POROUS CC	0	0	0	0	2,363.00	SF	2.50	2.50	100	2020	2020	3	99	5,848	
22	0856	POROUS CC	0	0	0	0	283.00	SF	2.50	2.50	100	2020	2020	3	99	700	
TOTAL OB/XF															18,215		

BUILDING NOTES											
<p>BAS=[YR=1993] W33 S41 CAN=[YR=1994] S12 BAS=[YR=1994] S30E25N30W25S34N12W34 \$E21CAN=[YR=1993] E5N22W5S22N22E12 N19\$.</p>											

LAND DESCRIPTION												TOTAL OB/XF												
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