

**YANGAS LAND COMPANY LLC/
1008 SOUTH 8TH ST
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0172-0070

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																		
Exterior Wall	15	CONC BLOCK 70	1101	04	2,612	95.5760	140.02	365,732	1977	1977	0	20	50.00	30.00																		
Exterior Wall	20	FACE BRICK 30	1 RETAILSTOR - 0% - 0										Heated Area: 2178										HX Base Yr									
Roof Structure	09	RIDGE FRME 100	Diagram labels: BAS 1993 LBA 2013 CAN 1993 BAS 2015										BUILDING MARKET VALUE										109,720									
Roof Cover	02	ROLL COMP 100											TOTAL MARKET OB/XF VALUE										80,895									
Interior Wall	04	PLYWOOD 90											TOTAL LAND VALUE - MARKET										306,250									
Interior Wall	01	MINIMUM 10											TOTAL MARKET VALUE										496,865									
Interior Floor	10	TERRAZZO 70											SOH/AGL Deduction										163,525									
Interior Floor	07	CORK/VTILE 30											ASSESSED VALUE										333,340									
Ceiling	02	F.NOT SUS 100											TOTAL EXEMPTION VALUE										0									
Air Condition	04	ROOF TOP 100											BASE TAXABLE VALUE										333,340									
Heating Type	04	AIR DUCTED 100											TOTAL JUST VALUE										496,865									
Fixtures	03	5 100 MASONRY 100											NCON VALUE										0									
Frame	03	MASONRY 100	INCOME VALUE																													
Story Height	12	100	PREVIOUS YEAR MKT VALUE										419,092																			
RMS	4	100																														
Stories	1.	1. 100																														
Units	0	100																														
BUD8 Adjustme	02	DIST FB 100																														
Occupancy	00	ONE FLOOR Level 03																														
DOR CODE	1100	STORES, 1 STORY																														
MAP NUM		MKT AREA	01																													
NEIGHBORHOOD/LOC	1095.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	180	100	180	7,561																												
BAS	1,660	100	1,660	69,730																												
CAN	396	30	119	4,999																												
CAN	36	30	11	462																												
CAN	900	30	270	11,342																												
LBA	338	110	372	15,626																												
TOTALS	3,510		2,612	109,720																												
EXTRA FEATURES					1008 S 8TH ST, 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	0812	CONCRETE C	0	0	0	1,779.00	SF	4.00	100	1977	1977	3	29	2,064																		
2	0803	ASPHALT C	0	0	0	5,343.00	SF	2.00	100	1990	1990	3	50	5,343																		
3	0400	CONC CURB	0	0	0	102.00	LF	15.00	100	1977	1977	3	42	643																		
6	0978	SECURTY LT	0	0	0	2.00	UT	225.00	100	2001	2001	3	58	261																		
7	0424	CL FNC 6'	0	0	0	27.00	LF	20.00	100	2005	2005	3	69	373																		
8	0424	CL FNC 6'	0	0	0	168.00	LF	10.00	100	2009	2009	3	78	1,310																		
9	0424	CL FNC 6'	0	0	0	180.00	LF	20.00	100	2013	2013	3	87	3,132																		
10	0422	CL FNC 4'	0	0	0	10.00	LF	15.00	100	2009	2009	3	78	117																		
11	0463	FENCE GATE	0	0	0	4.00	UT	300.00	100	2013	2013	3	87	1,044																		
12	0463	FENCE GATE	0	0	0	1.00	UT	300.00	100	2005	2005	3	69	207																		
LAND DESCRIPTION															TOTAL OB/XF 14,494																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	001100	C	STORE 1FLR	0	0003	MU-8	0.00	0.00	10,000.00	SF		1.00	1.00	1.00	17.50	17.50	175,000															
2	001100	C	STORE 1FLR	0		MU-8	25.00	100.00	7,500.00	SF		1.00	1.00	1.00	17.50	17.50	131,250															
																	</															

**YANGAS LAND COMPANY LLC/
1008 SOUTH 8TH ST
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0172-0070

[illegible]