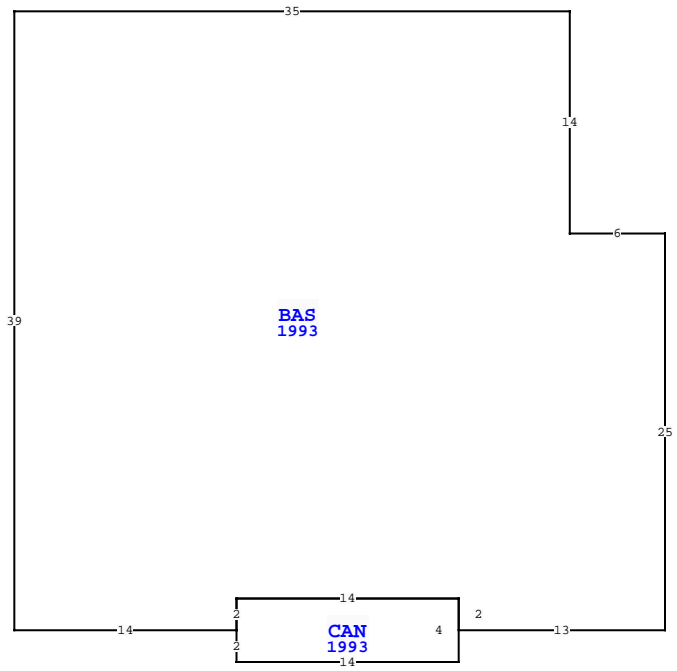




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK 70	
Exterior Wall	17	CB STUCCO 30	
Roof Structure	01	FLAT 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	04	PLYWOOD 50	
Interior Wall	05	DRYWALL 50	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Ceiling	01	FIN.SUSPD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		12 100	
Frame	03	MASONRY 100	
Story Height		10 100	
RMS		9 100	
Stories	1.	1. 100	
Units		0 100	
BUDS Adjustme	02	DIST FB 100	
Quality	08	Quality Level 03	
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1010.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,487	100	1,487
CAN	56	30	17
TOTALS	1,543		1,504
			42,777

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE 1&2	- 0%	- 0									Heated Area: 1487	
												HX Base Yr	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		42,777	
TOTAL MARKET OB/XF VALUE		6,758	
TOTAL LAND VALUE - MARKET		275,200	
TOTAL MARKET VALUE		324,735	
SOH/AGL Deduction		103,709	
ASSESSED VALUE		221,026	
TOTAL EXEMPTION VALUE		03	221,026
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		324,735	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		307,711	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042213	CHNGE SRVC	1,000	11/24/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0708/1572	7/08/1994	QC	U	I	10	100

GRANTOR: BAPTIST MEDICAL CENTE
GRANTEE: NASSAU COUNTY BOARD
0708/1562 7/08/1994 WD U I 09 580,000
GRANTOR: NASSAU GENERAL HOSPIT
GRANTEE: BAPTIST MEDICAL CEN

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	0811	CONCRETE B	0	0	39	7	273.00	SF	5.20	5.20	100	1971	1971	3	23	327	
2	0810	CONCRETE A	0	0	0	0	400.00	SF	6.50	6.50	100	1971	1971	3	23	598	
3	0810	CONCRETE A	0	0	20	12	242.00	SF	6.50	6.50	100	2000	2000	3	80	1,258	
4	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1980	1980	3	20	90	
5	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1998	1998	3	48	746	
6	0811	CONCRETE B	0	0	31	25	775.00	SF	5.20	5.20	100	2000	2000	3	80	3,224	
8	0810	CONCRETE A	0	0	0	0	99.00	SF	6.50	6.50	100	2000	2000	3	80	515	
TOTAL OB/XF																6,758	

BUILDING NOTES													
1015 S 14TH ST, FERNANDINA BEACH													

BUILDING DIMENSIONS													
BAS=[YR=1993] W6 N14 W35 S39 E14 CAN=[YR=1993] S2 E14 N4 W14 S2 \$ N2 E14 S2 E13 N25 \$.													

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	008600	C	COUNTY	0		MU-1	172.00	230.00	172.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	275,200							