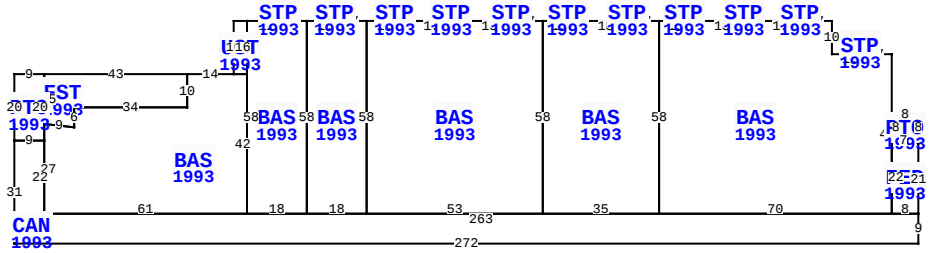


**LAKE WORTH ENTERPRISES LLC/
1201 OAKFIELD DR STE 209
BRANDON, FL 33511**

00-00-31-1800-0239-0061

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall	19	COMMON BRK 60			1602	04	14,390	103.3778	113.46	1,632,689	1986	1986	0	0	0	39.60	60.40	VALUATION BY		STANDARD									
Exterior Wall	15	CONC BLOCK 40			1 NBHD SHOP - 0% - 0												Heated Area: 13296		HX Base Yr		Tax Group: 2		Tax Dist:						
Roof Structur	09	RIDGE FRME 100																	BUILDING MARKET VALUE		986,144								
Roof Cover	04	BUILT-UP 100																	TOTAL MARKET OB/XF VALUE		96,394								
Interior Wall	05	DRYWALL 90																	TOTAL LAND VALUE - MARKET		412,800								
Interior Wall	06	CUST PANEL 10																	TOTAL MARKET VALUE		1,495,338								
Interior Floo	03	CONC FINSH 50																	SOH/AGL Deduction		501,738								
Interior Floo	07	CORK/VTILE 50																	ASSESSED VALUE		993,600								
Ceiling	01	FIN.SUSPD 100																	TOTAL EXEMPTION VALUE		0								
Air Condition	04	ROOF TOP 100																	BASE TAXABLE VALUE		993,600								
Heating Type	04	AIR DUCTED 100																	TOTAL JUST VALUE		1,495,338								
Fixtures		44 100																	NCON VALUE		0								
Frame	03	MASONRY 100			INCOME VALUE		PREVIOUS YEAR MKT VALUE						1,181,901																
Story Height		14 100																											
RMS		28 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	COMMERCIAL 03																											
DOR CODE	1600	COMMUNITY SHOPPING																											
MAP NUM				MKT AREA	01																								
NEIGHBORHOOD/LOC	1010.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,044	100	1,044	71,545																									
BAS	1,044	100	1,044	71,545																									
BAS	2,030	100	2,030	139,116																									
BAS	2,083	100	2,083	142,748																									
BAS	3,074	100	3,074	210,661																									
BAS	3,880	100	3,880	265,896																									
CAN	2,646	30	794	54,413																									
FEP	176	80	141	9,663																									
FST	480	50	240	16,447																									
PTO	64	5	3	205																									
TOTALS	17,040		14,390	986,144																									
EXTRA FEATURES					913 S 14TH ST, FERNANDINA BEACH										BLD DATE 12/28/2021		KK		LGL DATE		12/28/2021		KK						
					XF DATE		12/28/2021		KK		LAND DATE																		
					INC 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	0972	ST LGHT UN	0	0	0	0		4.00	UT 3,036.00	3,036.00	100	1986	1986	3	25	3,036													
2	0975	ST LT/ARM	0	0	0	0		4.00	UT 500.00	500.00	100	1986	1986	3	25	500													
3	0812	CONCRETE C	0	0	0	0		8,190.00	SF 4.00	4.00	100	1986	1986	3	52	17,035													
4	0803	ASPHALT C	0	0	0	0		33,229.00	SF 2.00	2.00	100	1986	1986	3	50	33,229													
7	0400	CONC CURB	0	0	0	0		930.00	LF 15.00	15.00	100	1986	1986	3	62	8,649													
8	0402	CONC BUMPE	0	0	0	0		58.00	UT 25.00	25.00	100	1986	1986	3	62	899													
9	0524	PUMP ISLND	0	0	12	4		48.00	SF 4.50	4.50	100	2000	2000	3	94	203													
10	0524	PUMP ISLND	0	0	12	4		48.00	SF 4.50	4.50	100	2000	2000	3	94	203													
12	0381	COOLER	0	0	34	9		306.00	SF 82.50	82.50	100	1986	1986	3	20	5,049													
13	0383	FREEZER	0	0	15	8		120.00	SF 105.00	105.00	100	1986	1986	3	20	2,520													
LAND DESCRIPTION					TOTAL OB/XF										71,323														
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	001610	C	SH CTR NHD	0	0003	MU-1	344.00	200.00	68,800.00	SF		1.00	1.00	0.80	7.50	6.00	412,800												

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