



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	10	ABOVE AVG 100	2102	04	2,611	129.8726	256.82	670,557	1919	2000	0	0	0	45.00	55.00	VALUATION BY	STANDARD															
Roof Structur	04	WOOD TRUSS 100	1 RSTARANT 2 - 0% - 0										Heated Area: 2373					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE					478,566				
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					5,793				
Interior Floo	11	CLAY TILE 50																					TOTAL LAND VALUE - MARKET					600,000				
Interior Floo	12	HARDWOOD 50																					TOTAL MARKET VALUE					1,084,359				
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction					0				
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE					1,084,359				
Fixtures	14	100																					TOTAL EXEMPTION VALUE					HI 0				
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE					1,084,359				
Story Height	10	100																					TOTAL JUST VALUE					1,084,359				
RMS	6	100																					NCON VALUE					0				
Stories	2.	2. 100																					INCOME VALUE									
Units	0	100																					PREVIOUS YEAR MKT VALUE					1,111,440				
BUD8 Adjustme	02	DIST FB 100																														
Occupancy	00	NONE 100																														
Quality			04	Quality Level 04																												
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	1,075	100	1,075	151,845																												
BAS	306	100	306	43,223																												
CAN	271	30	81	11,441																												
CAN	363	30	109	15,396																												
DCK	170	10	17	2,401																												
FUS	992	100	992	140,121																												
PTO	131	5	7	989																												
STR	28	10	3	424																												
STR	161	10	16	2,260																												
UOP	25	20	5	706																												
TOTALS	3,522		2,611	368,806																												
EXTRA FEATURES			25 S 3RD 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1923	1923	3	20	700																
3	0810	CONCRETE A	0	0	21	11	231.00	SF	6.50	6.50	100	1996	1996	3	73	1,096																
7	0810	CONCRETE A	0	0	0	0	283.00	SF	6.50	6.50	100	2000	2000	3	80	1,472																
8	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2006	2006	3	31	124																
9	0964	HALON SYST	0	0	10	4	40.00	SF	50.00	50.00	100	2006	2006	3	88	1,760																
10	0855	CONC PAVER	0	0	13	8	104.00	SF	7.00	7.00	100	2006	2006	3	88	641																

[illegible]