



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		3 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		5 100
Stories	2.	2. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100	1,482	225,094
FGR	1,482	60	889	135,026
TOTALS	2,964		2,371	360,121

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00
2	0431	CL FNC 8B	0	0	0	0	380.00	LF	12.50
3	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00
5	0431	CL FNC 8B	0	0	0	0	444.00	LF	12.50
6	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00
7	0431	CL FNC 8B	0	0	0	0	768.00	LF	12.50
8	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	004200	C	HEAVY MFG.	0	0006		0.00	0.00	84,942.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4201	06	2,371	119.8613	153.42	363,759	2016	2016	0	0	1.00	99.00
1 HEVY MANUF - 0% - 0											
Heated Area: 1482											
HX Base Yr											
BLD DATE 06/11/2018 KK LGL DATE											
XF DATE LAND DATE											
INC DATE AG DATE											

GUM ST, FERNANDINA BEACH											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100
2	0431	CL FNC 8B	0	0	0	0	380.00	LF	12.50	12.50	100
3	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100
5	0431	CL FNC 8B	0	0	0	0	444.00	LF	12.50	12.50	100
6	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100
7	0431	CL FNC 8B	0	0	0	0	768.00	LF	12.50	12.50	100
8	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100

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
1	004200	C	HEAVY MFG.	0	0006		0.00	0.00	84,942.00	SF	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 2											
2											
VALUATION BY											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
567,638											
TOTAL MARKET OB/XF VALUE											
23,420											
TOTAL LAND VALUE - MARKET											
127,413											
TOTAL MARKET VALUE											
718,471											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
718,471											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
718,471											
TOTAL JUST VALUE											
718,471											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
1,044,937											

BUILDING NOTES											
BUILDING DIMENSIONS											
FGR=[YR=2016]	W46	S30	E27	S3	E22	N15	W3	N18\$	PTR=	E15	
BAS=[YR=2016]	E46	S18	E3	S15	W22	N3	W27	N30\$	W15\$.		

BUILDING DIMENSIONS											
FGR=[YR=2016] W46 S30 E27 S3 E22 N15 W3 N18\$ PTR= E15											
BAS=[YR=2016] E46 S18 E3 S15 W22 N3 W27 N30\$ W15\$.											

[illegible]