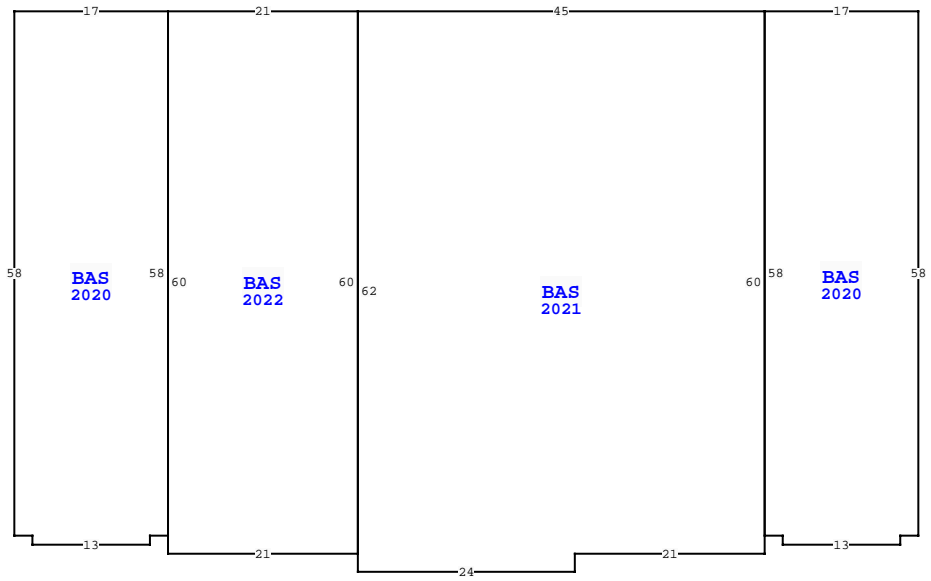




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	03	CONC FINSH 60
Interior Floor	13	LVT/LAMNT 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		24 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
1	NBHD SHOP	- 0%	- 0										Heated Area: 6006 HX Base Yr	



Quality	03	Quality Level 03		
DOR CODE	1600	COMMUNITY SHOPPING		
MAP NUM		MKT AREA 03		
NEIGHBORHOOD/LOC	3016.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	999	100	999	98,645
BAS	999	100	999	98,645
BAS	2,748	100	2,748	271,348
BAS	1,260	100	1,260	124,417
TOTALS	6,006		6,006	593,055

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			804,524
SOH/AGL Deduction			0
ASSESSED VALUE			804,524
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			804,524
TOTAL JUST VALUE			804,524
NCON VALUE			145,648
INCOME VALUE			804,524
PREVIOUS YEAR MKT VALUE			678,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013696	BLD OUT - SUITE 2	82,676	10/06/2021
21008667	BLD OUT - SUITE 3	112,009	07/01/2021
20006705	BLD OUT - SUITE 5	38,308	09/02/2020
20001566	BLD OUT - SUITE 1	95,770	04/15/2020
18006054	NEW CONSTR	568,980	09/21/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2141/0572	8/10/2017	WD	U	V	11	100

GRANTOR: AZAR MICHEL G & POLIA
GRANTEE: MCJ PROPERTIES LLC

0833/1187	5/12/1998	WD	Q	V		72,500
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GRANTOR: CHAPPELL SCHOOLS INC
GRANTEE: AZAR MICHEL & POLIA

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	0803	ASPHALT C	0	0	0	0	6,960.00	SF	2.00	2.00	100	2020	2020	3	88	12,250	
2	0402	CONC BUMPE	0	0	0	0	12.00	UT	25.00	25.00	100	2020	2020	3	99	297	
3	0811	CONCRETE B	0	0	0	0	867.00	SF	5.20	5.20	100	2020	2020	3	99	4,463	
4	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2020	2020	3	98	1,764	
5	0810	CONCRETE A	0	0	0	0	125.00	SF	6.50	6.50	100	2020	2020	3	99	804	
6	0097	AWNING CN	0	0	0	0	66.00	SF	65.00	65.00	100	2020	2020	3	95	4,076	

BLD DATE		08/04/2022	KK		LGL DATE		08/04/2022	KK	
XF DATE		08/04/2022	KK		LAND DATE		08/04/2022	KK	
INC DATE					AG DATE				

BUILDING NOTES	
5185 S FLETCHER AVE, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2020] W17 BAS=[YR=2021] W45 BAS=[YR=2022] W21 BAS=[YR=2020] W17 S58 E2 S1 E13 N1 E2 N58\$ S60 E21 N60\$ S62 E24 N2 E21 N60\$ S58 E2 S1 E13 N1 E2 N58\$.	

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	001610	C	SH CTR NHD	0		CN	163.00	250.00	39,204.00	SF		1.00	1.00	0.50	10.00	5.00	196,020							