

**COWFORD HOLDINGS LLC/
PO BOX 52085 DC-17
PHOENIX, AZ 85072-2085**

27-2N-28-0000-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	20	FACE BRICK 70								1402	04	7,005	123.9000	134.74	943,854	1996	1996		0	0	27.00	73.00	VALUATION BY																										
Exterior Wall	15	CONC BLOCK 30								1 CONVSTORE - 0% - 0														Heated Area: 6328								HX Base Yr								STANDARD									
Roof Structur	09	RIDGE FRME 100																														Tax Group: 4								Tax Dist:									
Roof Cover	04	BUILT-UP 100																														BUILDING MARKET VALUE								689,013									
Interior Wall	05	DRYWALL 100																														TOTAL MARKET OB/XF VALUE								143,293									
Interior Floo	11	CLAY TILE 100																														TOTAL LAND VALUE - MARKET								920,180									
Ceiling	01	FIN.SUSPD 100																														TOTAL MARKET VALUE								1,752,486									
Air Condition	03	CENTRAL 100																														SOH/AGL Deduction								551,311									
Heating Type	04	AIR DUCTED 100																														ASSESSED VALUE								1,201,175									
Fixtures	19	100																														TOTAL EXEMPTION VALUE								0									
Frame	03	MASONRY 100																														BASE TAXABLE VALUE								1,201,175									
Story Height		14 100																														TOTAL JUST VALUE								1,752,486									
RMS		9 100																														NCON VALUE								0									
Stories	1.	1. 100																														INCOME VALUE																	
Units		0 100																														PREVIOUS YEAR MKT VALUE								1,496,310									
BUD8 Adjustme	04	DIST 01 100																																															
Occupancy	00	NONE 100																																															
Quality	03	Quality Level 03																																															
DOR CODE	1410	CONVENIENCE STORES																																															
MAP NUM		MKT AREA								04																																							
NEIGHBORHOOD/LOC	4002.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	5,490	100	5,490	539,998																																													
BAS	838	100	838	82,426																																													
FDU	1,113	60	668	65,704																																													
PTO	17	5	1	99																																													
PTO	164	5	8	787																																													
TOTALS	7,622		7,005	689,013																																													
EXTRA FEATURES					474328 SR 200, FERNANDINA BEACH														BLD DATE 11/27/2019				KK				LGL DATE				11/27/2019				KK														
																			XF DATE 11/27/2019				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	0400	CONC CURB	0	0	0	0	1,211.00	LF15.00	15.00	100	1996	1996	3	80	14,532																																		
3	0524	PUMP ISLND	0	0	0	0	192.00	SF4.50	4.50	100	1996	1996	3	92	795																																		
5	0812	CONCRETE C	0	0	0	0	25,095.00	SF4.00	4.00	100	1996	1996	3	73	73,277																																		
6	0856	POROUS CC	0	0	0	0	6,414.00	SF2.50	2.50	100	1996	1996	3	73	11,706																																		
7	0965	SPRINK FIRE	0	0	0	0	5.00	UT240.00	240.00	100	1996	1996	3	73	876																																		
8	0972	ST LGHT UN	0	0	0	0	10.00	UT2,530.00	2,530.00	100	1996	1996	3	42	10,626																																		
9	0975	ST LT/ARM	0	0	0	0	1.00	UT500.00	500.00	100	1996	1996	3	42	210																																		
14	1100	VAC SYSTEM	0	0	0	0	1.00	UT800.00	800.00	100	1996	1996	3	20	160																																		
15	4950	BOLLARD	0	0	0	0	9.00	UT100.00	100.00	100	1996	1996	3	100	900																																		
16	0978	SECURTY LT	0	0	0	0	13.00	UT450.00	450.00	100	1996	1996	3	42	2,457																																		
LAND DESCRIPTION					TOTAL OB/XF 115,539																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	001410	C	CONV STORE	0	0004	CG	0.00	0.00	46,009.00	SF		1.00	1.00	1.00	20.00	20.00	920,180																																

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[illegible]