



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	25	MOD METAL 60		4803	06	7,379	96.5020	45.84	338,253	1976	1988		0	0	55.00	45.00	VALUATION BY																
Exterior Wall	17	CB STUCCO 40		1 STOR WAREH - 0% - 0										Heated Area: 5808										HX Base Yr									
Roof Structur	10	STEEL FRME 100		44 90 90 44 42 42 44 BAS 1996 AOF 1996																													
Roof Cover	12	MODULAR MT 100																															
Interior Wall	01	MINIMUM 100																															
Interior Floo	03	CONC FINSH 100																															
Air Condition	01	NONE 100																															
Heating Type	01	NONE 100																															
Plumbing	1	1 100																															
Frame	03	MASONRY 100																															
Story Height	20	20 100																															
RMS	1	1 100																															
Stories	1.	1. 100																															
Class	00	. 100																															
Units	0	0 100																															
BUD8 Adjustme	04	DIST 01 100																															
Occupancy	00	NONE 100																															
Quality	03	Quality Level 03																															
DOR CODE	1100	STORES, 1 STORY																															
MAP NUM		MKT AREA												04																			
NEIGHBORHOOD/LOC	4002.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
AOF	1,848	185	3,419	70,527																													
BAS	3,960	100	3,960	81,687																													
TOTALS	5,808		7,379	152,214																													
EXTRA FEATURES					474385 E SR 200, 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																	
2	0443	STK FNC 6'	0	0	0	0	151.00	LF	10.00	10.00	100	1998	1998	3	20	302																	
3	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1996	1996	3	20	160																	
4	0812	CONCRETE C	0	0	0	0	4,902.00	SF	4.00	4.00	100	1990	1990	3	62	12,157																	
5	0803	ASPHALT C	0	0	0	0	4,929.00	SF	2.00	2.00	100	1990	1990	3	50	4,929																	
6	0978	SECURTY LT	0	0	0	0	7.00	UT	450.00	450.00	100	2000	2000	3	55	1,733																	
7	0430	CL FNC 6B	0	0	0	0	208.00	LF	9.70	9.70	100	2000	2000	3	55	1,110																	
8	0098	AWNING MTL	0	0	0	0	18.00	SF	13.00	13.00	100	2000	2000	3	20	47																	
9	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2000	2000	3	55	413																	
10	0648	LIGHTS-AV	0	0	0	0	5.00	UT	140.00	140.00	100	2011	2011	3	55	385																	
11	0400	CONC CURB	0	0	0	0	75.00	LF	15.00	15.00	100	2011	2011	3	95	1,069																	
LAND DESCRIPTION										TOTAL OB/XF										22,305													
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	001100	C	STORE 1FLR	0	0004	CG	0.00	0.00	31,342.00	SF		1.00	1.00	1.00	10.00	10.00	313,420																

SPIRIT MASTER FUNDING X LLC
C/O SPIRIT REALTY CAPITAL, 2727 NORTH HARDWOOD ST STE 3
DALLAS, TX 75201

40-2N-28-0000-0020-0010

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