

[illegible]

C&G PROPERTY OF NASSAU CO LLC
474415 EAST STATE ROAD 200/A1A
FERNANDINA BEACH, FL 32034

40-2N-28-0000-0023-0000

BUILDING CHARACTERISTICS																	MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																														
CONSTRUCTION																	PAGE 2 of 3										4																																																																																														
ELEMENT	CD																TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																																																																											
Exterior Wall	17	CB STUCCO 100															1701	04	870	65.8350	93.49	81,336	1947	1980	0	0	0	65.00	35.00	VALUATION BY																																																																																											
Roof Structur	02	SHED 100															2 OFFICE 1&2 - 0% - 0															Heated Area: 870															HX Base Yr															STANDARD																																																											
Roof Cover	04	BUILT-UP 100																																													Tax Group: 4															Tax Dist:																																																											
Interior Wall	01	MINIMUM 100																																													BUILDING MARKET VALUE															154,193																																																											
Interior Floo	03	CONC FINSH 100																																													TOTAL MARKET OB/XF VALUE															77,267																																																											
Ceiling	04	NONE 100																																													TOTAL LAND VALUE - MARKET															474,600																																																											
Air Condition	03	CENTRAL 100																																													TOTAL MARKET VALUE															706,060																																																											
Heating Type	04	AIR DUCTED 100																																													SOH/AGL Deduction															272,481																																																											
Fixtures	0	100																																													ASSESSED VALUE															433,579																																																											
Frame	03	MASONRY 100																																													TOTAL EXEMPTION VALUE															0																																																											
Story Height	10	100																																													BASE TAXABLE VALUE															433,579																																																											
RMS	1	100																																													TOTAL JUST VALUE															706,060																																																											
Stories	1.	100																																													NCON VALUE															13,500																																																											
Units	0	100																																													INCOME VALUE																																																																										
BUD8 Adjustme	04	DIST 01 100																																													PREVIOUS YEAR MKT VALUE															401,889																																																											
Occupancy	00	NONE 100																																																																																																																							
Quality																	03	Quality Level 03																																																																																																							
DOR CODE																	1200	STORE/OFFICE/RESID																																																																																																							
MAP NUM																	MKT AREA															04																																																																																									
NEIGHBORHOOD/LOC																	4002.00																																																																																																								
AREA TYPE																	TOTAL GROSS AREA															PCT OF BASE															TOT ADJ AREA															SUBAREA MARKET VALUE																																																											
BAS																	870															100															870															28,468																																																											
TOTALS																	870															870															28,468																																																																										
EXTRA FEATURES																	474415 SR 200, FERNANDINA BEACH															BLD DATE															07/20/2021															KK															LGL DATE															07/20/2021															KK														
																																XF DATE															12/01/2022															HS															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																																																																																																
17	0097	AWNING CN					0	0	0	0	16.00		SF	65.00		65.00		100	2017	2017	3	87	905																																																																																																		
18	0402	CONC BUMPE					0	0	0	0	5.00		UT	25.00		25.00		100	2020	2020	3	99	124																																																																																																		
19	0803	ASPHALT C					0	0	0	0	4,920.00		SF	2.00		2.00		100	2020	2020	3	88	8,659																																																																																																		
20	0803	ASPHALT C					0	0	0	0	3,180.00		SF	2.00		2.00		100	2020	2020	3	88	5,597																																																																																																		
21	0351	CARPORT MT					0	0	20	18	360.00		SF	10.00		10.00		100	2020	2020	3	93	3,348																																																																																																		
22	0351	CARPORT MT					0	0	54	22	1,188.00		SF	10.00		10.00		100	2020	2020	3	93	11,048																																																																																																		
23	0940	SHEDS/PORT					0	0	23	12	276.00		SF	30.00		30.00		100	2020	2020	3	93	7,700																																																																																																		
24	0351	CARPORT MT					0	0	30	45	1,350.00		SF	10.00		10.00		100	2022	2022	3	100	13,500																																																																																																		
LAND DESCRIPTION																	TOTAL OB/XF															50,881																																																																																									
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																																																																																										

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