

J H E HOLDINGS INC/
474431 SR 200
FERNANDINA BEACH, FL 32034

40-2N-28-0000-0025-0000

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		10	ABOVE AVG 60							4814	06	96,618	94.9688	63.39	6,124,615	2008	2008	0	0	0	14.00	86.00	VALUATION BY		STANDARD									
Exterior Wall		17	CB STUCCO 40							3 MINI MULTI - 0% - 0														Heated Area: 94192		HX Base Yr								
Roof Structure		10	STEEL FRME 100																															
Roof Cover		04	BUILT-UP 100																															
Interior Wall		01	MINIMUM 100																															
Interior Floor		03	CONC FINSH 100																															
Ceiling		04	NONE 100																															
Air Condition		03	CENTRAL 100																															
Heating Type		01	NONE 100																															
Plumbing		05	STEEL 100																															
Frame		05	STEEL 100																															
Story Height			11 100																															
RMS			597 100																															
Stories		3.	3. 100																															
Class		00	. 100																															
Units		00	0 100																															
Occupancy		00	NONE 100																															
Quality		04	Quality Level 04																															
DOR CODE		4840	MINI STORAGE																															
MAP NUM			MKT AREA							04																								
NEIGHBORHOOD/LOC		4002.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	25,173	100	25,173	1,372,316																														
FEP	81	80	65	3,543																														
FST	99	70	69	3,762																														
FST	99	70	69	3,762																														
FST	108	70	76	4,143																														
FST	108	70	76	4,143																														
FST	150	70	105	5,724																														
FST	165	70	116	6,324																														
FST	200	70	140	7,633																														
FST	200	70	140	7,633																														
TOTALS	97,432		96,618	5,267,169																														
EXTRA FEATURES					474431 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																			
23	0812	CONCRETE C	0 0 0 0		39,969.00	SF	4.00	4.00	100	2008	2008	3	90	143,888																				
24	4950	BOLLARD	0 0 0 0		47.00	UT	100.00	100.00	100	2008	2008	3	100	4,700																				
25	0462	ST/AL FNC	0 0 447 0		2,682.00	SF	10.00	10.00	100	2008	2008	3	56	15,019																				
26	0092	AUTO GATE	0 0 0 24		1.00	UT	5,250.00	5,250.00	100	2008	2008	3	40	2,100																				
27	0092	AUTO GATE	0 0 0 14		1.00	UT	3,500.00	3,500.00	100	2008	2008	3	40	1,400																				
28	0978	SECURTY LT	0 0 0 0		39.00	UT	450.00	450.00	100	2008	2008	3	76	13,338																				
29	0097	AWNING CN	0 0 9 4		13.00	SF	65.00	65.00	100	2008	2008	3	56	473																				
30	0097	AWNING CN	0 0 20 4		24.00	SF	65.00	65.00	100	2008	2008	3	56	874																				
31	0097	AWNING CN	0 0 15 4		19.00	SF	65.00	65.00	100	2008	2008	3	56	692																				
32	0402	CONC BUMPE	0 0 0 0		3.00	UT	25.00	25.00	100	2008	2008	3	93	70																				
LAND DESCRIPTION					TOTAL OB/XF										182,554																			
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	004800	C	WAREHOUSE	0	0004	CG	0.00	0.00	115,400.00	SF		1.00	1.00	1.00	10.00	10.00	1,154,000																	

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