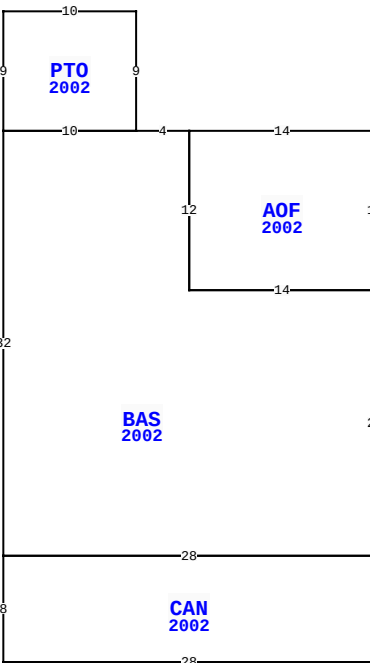


JCS LEGACY LLC
2189 HIGH RIGGER PLACE
FERNANDINA BEACH, FL 32034

42-2N-27-4607-0009-0000

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 100		1101	04	967	118.7025	173.90	168,161	2002	2002		0		0	17.00	83.00	VALUATION BY		STANDARD													
Roof Structur		04	WOOD TRUSS 100		1 RETAILSTOR - 0% - 0										Heated Area: 896										HX Base Yr									
Roof Cover		11	SLATE 100												BUILDING MARKET VALUE										139,574									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										17,652									
Interior Floo		07	CORK/VTILE 100												TOTAL LAND VALUE - MARKET										280,430									
Ceiling		02	F.NOT SUS 100												TOTAL MARKET VALUE										437,656									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										193,025									
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE										244,631																			
Fixtures			5 100		TOTAL EXEMPTION VALUE										0																			
Frame		02	WOOD FRAME 100		BASE TAXABLE VALUE										244,631																			
Story Height			10 100		TOTAL JUST VALUE										437,656																			
RMS			2 100		NCON VALUE										0																			
Stories		1.	1. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE										222,432																			
Occupancy		00	OWNER OCC 100																															
Quality		03	Quality Level 03																															
DOR CODE		1100	STORES, 1 STORY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4051.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
AOF	168	100	168	24,248																														
BAS	728	100	728	105,077																														
CAN	224	30	67	9,670																														
PTO	90	5	4	578																														
TOTALS		1,210		967	139,574																													
EXTRA FEATURES					850688 US HWY 17, YULEE										BLD DATE		09/04/2020		KK		LGL DATE				09/04/2020		KK							
					XF DATE		09/04/2020										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	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2002	2002	3	32	1,600																		
3	0879	FISH POOL	0	0	14	6	84.00	SF	14.00	14.00	100	2002	2002	3	32	376																		
4	0879	FISH POOL	0	0	16	16	256.00	SF	14.00	14.00	100	2002	2002	3	32	1,147																		
5	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2002	2002	3	21	840																		
6	0940	SHEDS/PORT	0	0	20	15	300.00	SF	30.00	30.00	100	2002	2002	3	21	1,890																		
7	0940	SHEDS/PORT	0	0	11	12	132.00	SF	30.00	30.00	100	2002	2002	3	21	832																		
8	0424	CL FNC 6'	0	0	0	0	110.00	LF	20.00	20.00	100	2002	2002	3	61	1,342																		
9	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2002	2002	3	61	214																		
10	1076	TRELLIS A	0	0	10	2	20.00	SF	7.50	7.50	100	2002	2002	3	32	48																		
11	0441	STK FNC 4'	0	0	0	0	40.00	LF	3.90	3.90	100	2002	2002	3	21	33																		
LAND DESCRIPTION					TOTAL OB/XF															8,322														
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	001100	C	STORE 1FLR		0	0004	CI	0.00	0.00	124,580.00	SF		1.00	1.00	0.75	3.00	2.25	280,305																
2	009630	C	SWAMP		0	0004	CI	0.00	0.00	1.00	AC		1.00	1.00	0.25	500.00	125.00	125																

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