

**FERNANDINA PLAZA LLC/
7077 BONNEVAL RD STE 400
JACKSONVILLE, FL 32216**

00-00-30-0290-0001-0010

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 3																																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																									
Exterior Wall	17	CB STUCCO 70								1701	04	6,599	105.7000	149.83	988,728	1991	2000		0	0	0	21.00	79.00	VALUATION BY								STANDARD																															
Exterior Wall	19	COMMON BRK 30								2 OFFICE 1&2 - 0% - 0										Heated Area: 6557										HX Base Yr										Tax Group: 8								Tax Dist:															
Roof Structur	09	RIDGE FRME 100																																						BUILDING MARKET VALUE								1,495,128															
Roof Cover	12	MODULAR MT 100																																						TOTAL MARKET OB/XF VALUE								41,751															
Interior Wall	05	DRYWALL 100																																						TOTAL LAND VALUE - MARKET								800,238															
Interior Floo	14	CARPET 70																																						TOTAL MARKET VALUE								2,337,117															
Interior Floo	13	LVT/LAMNT 30																																						SOH/AGL Deduction								489,117															
Ceiling	01	FIN.SUSPD 100																																						ASSESSED VALUE								1,848,000															
Air Condition	03	CENTRAL 100																																						TOTAL EXEMPTION VALUE								0															
Heating Type	04	AIR DUCTED 100																																						BASE TAXABLE VALUE								1,848,000															
Fixtures	03	30 100																																						TOTAL JUST VALUE								2,337,117															
Frame	03	MASONRY 100																																						NCON VALUE								0															
Common Wall	5	100																																						INCOME VALUE								983,458															
Story Height	12	100																																						PREVIOUS YEAR MKT VALUE								1,680,000															
RMS	31	100																																																													
Stories	1.	1. 100																																																													
Units	0	100																																																													
Occupancy	00	NONE 100																																																													
Quality	03	Quality Level 03																																																													
DOR CODE		1720								MEDICAL OFFICE																																																					
MAP NUM										MKT AREA																																						02															
NEIGHBORHOOD/LOC		2002.00																																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																											
BAS	6,557	100	6,557	776,124																																																											
FST	84	50	42	4,971																																																											
TOTALS		6,641		6,599		781,095																																																									
EXTRA FEATURES										2884 S 8TH ST, FERNANDINA BEACH										BLD DATE		12/15/2022		HS		LGL DATE				11/30/2021		KK																															
																				XF DATE		11/30/2021		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																																														
11	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	1982	1982	3	100	800																																															
12	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	1991	1991	3	29	783																																															
13	1127	BRICK 8"	0	0	23	3	69.00	SF	11.00	11.00	100	1991	1991	3	87	660																																															
14	0351	CARPORT MT	0	0	40	15	600.00	SF	10.00	10.00	100	2005	2005	3	24	1,440																																															
15	2700	QUONSET LW	0	0	24	12	288.00	SF	12.00	12.00	100	2005	2005	3	56	1,935																																															
16	0430	CL FNC 6B	0	0	0	0	330.00	LF	9.70	9.70	100	1999	1999	3	48	1,536																																															
17	0098	AWNING MTL	0	0	0	0	41.00	SF	13.00	13.00	100	2021	2021	3	93	496																																															
18	0098	AWNING MTL	0	0	0	0	232.00	SF	13.00	13.00	100	2021	2021	3	93	2,805																																															
LAND DESCRIPTION										TOTAL OB/XF										10,455																																											
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																																							

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