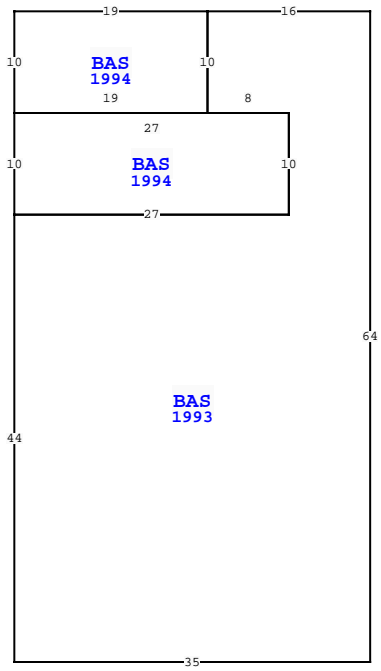




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	70
Exterior Wall	28	GLASS THRM	30
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	04	PLYWOOD	100
Interior Floor	11	CLAY TILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures		10	100
Frame	03	MASONRY	100
Story Height		11	100
RMS		2	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,780	100	1,780
BAS	190	100	190
BAS	270	100	270
TOTALS	2,240		2,240
			198,887

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	CONVESTORE	- 0%	- 0									
Heated Area: 2240 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			198,887
TOTAL MARKET OB/XF VALUE			138,848
TOTAL LAND VALUE - MARKET			583,780
TOTAL MARKET VALUE			921,515
SOH/AGL Deduction			249,601
ASSESSED VALUE			671,914
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			671,914
TOTAL JUST VALUE			921,515
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			910,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161641	SIGN	2,500	06/01/2016
20161359	REMODEL - INTERIO	68,414	05/12/2016
20160427	RE-DECK CANOPY	45,425	02/17/2016
20160428	DISCONNECT ELECTR	250	02/17/2016
20111195	SIGN	600	07/22/2011
20110678	REMODEL	1,800	05/03/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1989/0861	6/30/2015	WD	Q	I	01	550,000
GRANTOR: FERNANDINA BEACH PROP						
GRANTEE: CROW'S NEST LLC						
1626/1059	6/19/2009	WD	Q	I	01	764,100
GRANTOR: BUCHANAN PETROLEUM IN						
GRANTEE: FERNANDINA BEACH PR						

EXTRA FEATURES																	
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	0812	CONCRETE C	0	0	0	0	25,430.00	SF	4.00	4.00	100	1989	1989	3	57	57,980	
2	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	1989	1989	3	27	3,416	
3	0400	CONC CURB	0	0	0	0	648.00	LF	15.00	15.00	100	1989	1989	3	66	6,415	
4	0524	PUMP ISLND	0	0	0	0	192.00	SF	4.50	4.50	100	1989	1989	3	85	734	
5	0920	CWALL-WD/M	0	0	0	0	400.00	LF	195.00	195.00	100	2004	2004	3	22	17,160	
6	0424	CL FNC 6'	0	0	0	0	340.00	LF	10.00	10.00	100	2005	2005	3	66	2,244	
7	0803	ASPHALT C	0	0	0	0	1,353.00	SF	2.00	2.00	100	2006	2006	3	58	1,569	
8	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1989	1989	3	100	400	
9	1100	VAC SYSTEM	0	0	0	0	2.00	UT	800.00	800.00	100	2002	2002	3	20	320	
10	4310	CANOPIES F	0	0	118	40	4,720.00	UT	22.75	22.75	100	2012	2012	3	45	48,321	

LAND DESCRIPTION													TOTAL OB/XF												
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	
1	001410	C	CONV STORE	0	0003	C-2	170.00	202.00	34,340.00	SF		1.00	1.00	1.00	17.00	17.00	583,780								

