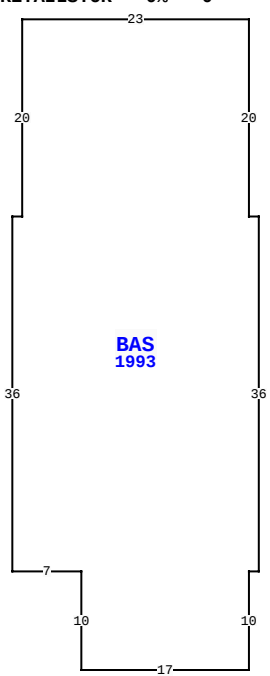


MICAH'S PLACE INC/
PO BOX 16287
FERNANDINA BEACH, FL 32034

00-00-30-0600-0002-0221

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	1,549	121.3380		172.91	267,838	1945	2010		0	0	9.00	91.00	VALUATION BY					STANDARD										
Roof Structure		04	WOOD TRUSS 100		1 RETAILSTOR - 0% - 0										Heated Area: 1530					HX Base Yr					Tax Group: 8					Tax Dist:				
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE					313,118														
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					19,882														
Interior Floor		13	LVT/LAMNT 100												TOTAL LAND VALUE - MARKET					280,411														
Ceiling		02	F.NOT SUS 100												TOTAL MARKET VALUE					613,411														
Air Condition		03	CENTRAL 100												SOH/AGL Deduction					28,015														
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE					585,396														
Fixtures			4 100												TOTAL EXEMPTION VALUE					10					585,396									
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE					0														
Story Height			8 100												TOTAL JUST VALUE					613,411														
RMS			5 100												NCON VALUE					0														
Stories		1.	1. 100												INCOME VALUE																			
Units			0 100																															
BUD8 Adjustme		05	DIST 1A 100												PREVIOUS YEAR MKT VALUE					627,648														
Occupancy		00	OWNER OCC 100																															
Quality		05	Quality Level 05																															
DOR CODE		1100	STORES, 1 STORY																															
MAP NUM			MKT AREA																						02									
NEIGHBORHOOD/LOC		2004.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,530	100	1,530	240,742																														
FDU	32	60	19	2,989																														
TOTALS		1,562		1,549	243,733																													
EXTRA FEATURES					2182 SADLER RD, FERNANDINA BEACH										BLD DATE		07/11/2018		KK		LGL DATE													
															XF DATE				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	0803	ASPHALT C	0	0	0	0			4,498.00	SF	2.00				2.00	100	2004	2004	3	54	4,858													
2	0402	CONC BUMPE	0	0	0	0			8.00	UT	25.00				25.00	100	2002	2002	3	86	172													
3	0471	VINYL FNC	0	0	0	0			80.00	LF	32.00				32.00	100	2004	2004	3	64	1,638													
4	0812	CONCRETE C	0	0	0	0			689.00	SF	4.00				4.00	100	2000	2000	3	79	2,177													
5	0350	CARPORT WD	0	0	14	17			238.00	SF	13.00				13.00	100	2002	2002	3	20	619													
6	0810	CONCRETE A	0	0	0	0			480.00	SF	6.50				6.50	100	2006	2006	3	87	2,714													
7	0940	SHEDS/PORT	0	0	20	10			200.00	SF	30.00				30.00	100	1990	1990	3	20	1,200													
8	1242	WD DECK A	0	0	8	3			24.00	SF	10.00				10.00	100	1990	1990	3	20	48													
9	0855	CONC PAVER	0	0	0	0			321.00	SF	10.00				10.00	100	2002	2002	3	82	2,632													
10	0470	VNYL GATE	0	0	0	0			1.00	UT	300.00				300.00	100	2004	2004	3	64	192													
LAND DESCRIPTION					TOTAL OB/XF										16,250																			
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	001100	C	STORE 1FLR	0	0003	CG	100.00	210.00	21,993.00	SF		1.00	1.00	0.75	17.00	12.75	280,411																	

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3										8											
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		25		MOD METAL 80		1101		04		405		76.5450		109.08		44,177		1945		1993		0		0		34.00		66.00		VALUATION BY					STANDARD																
Exterior Wall		10		ABOVE AVG 20		2		RETAILSTOR		- 0%		- 0				Heated Area: 405				HX		Base Yr								Tax Group: 8					Tax Dist:																
Roof Structur		04		WOOD TRUSS 100																										BUILDING MARKET VALUE					313,118																
Roof Cover		12		MODULAR MT 100																										TOTAL MARKET OB/XF VALUE					19,882																
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					280,411																
Interior Floo		07		CORK/VTILE 100																										TOTAL MARKET VALUE					613,411																
Ceiling		02		F.NOT SUS 100																										SOH/AGL Deduction					28,015																
Air Condition		02		WINDOW 100																										ASSESSED VALUE					585,396																
Heating Type		03		FORCED AIR 100																										TOTAL EXEMPTION VALUE					10					585,396											
Fixtures																														BASE TAXABLE VALUE					0																
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					613,411																
Story Height				8 100																										NCON VALUE					0																
RMS				1 100																										INCOME VALUE																					
Stories		1.		1. 100																										PREVIOUS YEAR MKT VALUE					627,648																
Units				0 100																																															
Occupancy		00		NONE 100																																															
Quality		03		Quality Level 03																																															
DOR CODE		1100		STORES, 1 STORY																																															
MAP NUM				MKT AREA																																															
NEIGHBORHOOD/LOC		2004.00																																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																											
BAS		405		100		405		29,157																																											
TOTALS		405		405		29,157																																													
EXTRA FEATURES																																																			
2182 SADLER RD, FERNANDINA BEACH																																																			
BLD DATE		07/11/2018		KK		LGL DATE																																													
XF DATE						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		0479		VF PICKET		0 0		0 0		16.00		LF		5.00		5.00		100		1990		1990		3		27		22																							
12		0462		ST/AL FNC		0 0		9 6		54.00		SF		10.00		10.00		100		2000		2000		3		28		151																							
13		1076		TRELLIS A		0 0		8 4		32.00		SF		7.50		7.50		100		2006		2006		3		44		106																							
14		1242		WD DECK A		0 0		0 0		120.00		SF		10.00		10.00		100		2006		2006		3		27		324																							
15		0479		VF PICKET		0 0		0 0		64.00		LF		10.00		10.00		100		2006		2006		3		69		442																							
16		0476		VF 6 SBPL		0 0		0 0		38.00		LF		32.00		32.00		100		2006		2006		3		69		839																							
17		0470		VNYL GATE		0 0		0 0		1.00		UT		300.00		300.00		100		2006		2006		3		69		207																							
18		0443		STK FNC 6'		0 0		0 0		28.00		LF		10.00		10.00		100		2006		2006		3		27		76																							
19		0479		VF PICKET		0 0		0 0		13.00		LF		5.00		5.00		100		2000		2000		3		52		34																							
20		1128		BRICK 12"		0 0		0 0		35.00		SF		14.00		14.00		100		2006		2006		3		96		470																							
LAND DESCRIPTION																														TOTAL OB/XF					2,671																
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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