



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	13	LVT/LAMMT 100		
Ceiling	03	PART.FIN. 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		2 100		
Frame	02	WOOD FRAME 100		
Story Height		8 100		
RMS		2 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	1100	STORES, 1 STORY		
MAP NUM		MKT AREA		03
NEIGHBORHOOD/LOC	3016.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100	1,125	65,903
CAN	216	30	65	3,808
STR	20	10	2	117
TOTALS	1,361		1,192	69,828

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1101	04	1,192	82.2150	117.16	139,655	1973	1983	0	0	0	50.00	50.00	

1 RETAILSTOR - 0% - 0

Heated Area: 1125

HX Base Yr

Diagram showing a building footprint with dimensions and area calculations:

- Main rectangle: 25 (width) x 45 (height)
- Attached rectangle: 26 (width) x 7 (height)
- Total width: 27
- Total height: 52
- Area labels: BAS 1993, CAN 1993

BLD DATE	01/29/2018	KK	LGL DATE
XF DATE	01/29/2018	KK	LAND DATE

NASSAU COUNTY PROPERTY					PAGE 1 of 1	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 8			Tax Dist:			
BUILDING MARKET VALUE				69,828		
TOTAL MARKET OB/XF VALUE				13,614		
TOTAL LAND VALUE - MARKET				290,290		
TOTAL MARKET VALUE				373,732		
SOH/AGL Deduction				13,474		
ASSESSED VALUE				360,258		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				360,258		
TOTAL JUST VALUE				373,732		
NCON VALUE				0		
INCOME VALUE				182,670		
PREVIOUS YEAR MKT VALUE				375,915		

EXTRA FEATURES							4925 FIRST COAST HWY, FERNANDINA BEACH					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	1242	WD DECK A	0	0	0	0	201.00	SF	10.00	10.00	100	1994	1994	3	20	402	
2	0810	CONCRETE A	0	0	0	0	190.00	SF	6.50	6.50	100	1994	1994	3	68	840	
3	0855	CONC PAVER	0	0	0	0	719.00	SF	10.00	10.00	100	2010	2010	3	91	6,543	
4	0462	ST/AL FNC	0	0	6	4	24.00	SF	10.00	10.00	100	2010	2010	3	60	144	
5	1129	STONE 8"	0	0	0	0	175.00	SF	15.75	15.75	100	2010	2010	3	98	2,701	
6	1076	TRELLIS A	0	0	10	10	100.00	SF	7.50	7.50	100	2010	2010	3	60	450	
7	0646	LWN SPRK H	0	0	0	0	4.00	UT	2.00	2.00	100	2010	2010	3	60	5	
8	0648	LIGHTS-AV	0	0	0	0	6.00	UT	140.00	140.00	100	2010	2010	3	45	378	
9	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2013	2013	3	85	2,151	

LAND DESCRIPTION										TOTAL OB/XF										13,614									
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	001100	C	STORE 1FLR	0	0004	PUD	0.00	0.00	32,254.42	SF		1.00	1.00	1.00	9.00	9.00	290,290												