

PT OF LOT 38 W OF 14TH ST  
PT OR 1749/584  
PT OF ABDN ALLEY OR 523/627

KEYSTONE PLAZA LLC/  
PO BOX 16987  
FERNANDINA BEACH, FL 32035

2024

00-00-30-0800-0038-0010



| BUILDING CHARACTERISTICS |         | CONSTRUCTION       |     |
|--------------------------|---------|--------------------|-----|
| Exterior Wall            | 17      | CB STUCCO          | 60  |
| Exterior Wall            | 15      | CONC BLOCK         | 40  |
| Roof Structure           | 04      | WOOD TRUSS         | 100 |
| Roof Cover               | 03      | COMP SHNGL         | 100 |
| Interior Wall            | 05      | DRYWALL            | 100 |
| Interior Floor           | 14      | CARPET             | 60  |
| Interior Floor           | 07      | CORK/VTILE         | 40  |
| Ceiling                  | 02      | F.NOT SUS          | 100 |
| Air Condition            | 03      | CENTRAL            | 100 |
| Heating Type             | 04      | AIR DUCTED         | 100 |
| Fixtures                 | 16      | 100                |     |
| Frame                    | 03      | MASONRY            | 100 |
| Story Height             | 10      | 100                |     |
| RMS                      | 24      | 100                |     |
| Stories                  | 1.      | 1. 100             |     |
| Units                    | 0       | 100                |     |
| BUD8 Adjustme            | 05      | DIST 1A            | 100 |
| Occupancy                | 00      | NONE               | 100 |
| Quality                  | 03      | Quality Level      | 03  |
| DOR CODE                 | 1600    | COMMUNITY SHOPPING |     |
| MAP NUM                  |         | MKT AREA           | 02  |
| NEIGHBORHOOD/LOC         | 2004.00 |                    |     |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 10,248           | 100         | 10,248       | 642,673              |
| CAN       | 360              | 30          | 108          | 6,773                |
| PTO       | 320              | 5           | 16           | 1,004                |
| PTO       | 1,172            | 5           | 59           | 3,700                |
| TOTALS    | 12,100           |             | 10,431       | 654,149              |

| EXTRA FEATURES |            |             |     |     |    |   |  |
|----------------|------------|-------------|-----|-----|----|---|--|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W |  |
| 1              | 0978       | SECURTY LT  | 0   | 0   | 0  | 0 |  |
| 2              | 0972       | ST LGHT UN  | 0   | 0   | 0  | 0 |  |
| 3              | 0803       | ASPHALT C   | 0   | 0   | 0  | 0 |  |
| 4              | 1126       | CB/STC 8"   | 0   | 0   | 76 | 3 |  |
| 5              | 0975       | ST LT/ARM   | 0   | 0   | 0  | 0 |  |
| 6              | 0402       | CONC BUMPE  | 0   | 0   | 0  | 0 |  |
| 7              | 0810       | CONCRETE A  | 0   | 0   | 6  | 4 |  |
| 8              | 0810       | CONCRETE A  | 0   | 0   | 17 | 6 |  |
| 9              | 4950       | BOLLARD     | 0   | 0   | 0  | 0 |  |
| 10             | 0402       | CONC BUMPE  | 0   | 0   | 0  | 0 |  |

| LAND DESCRIPTION |        | 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                | 001610 | C   | SH CTR NHD           | 0   |     | CI       | 260.00 | 118.00 | 34,588.94   | SF        |     | 1.00     | 1.00   | 1.00    | 12.00      | 12.00          | 415,067    |                             |      |         |      |     |    |        |

REVIEW DATE 07/14/2021 BY KK Total Acres: 0.00 Total Land Value: 415,067 Market: 0 Agricultural: 0 Common: 415,067 PRINTED 08/06/2024 BY SYS

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 1602               | 04  | 10,431    | 87.8864     | 93.60          | 976,342        | 1983 | 1993 | 0    | 0    | 0 | 33.00 | 67.00  |

1 NBHD SHOP - 0% - 0

Heated Area: 10248

HX Base Yr

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