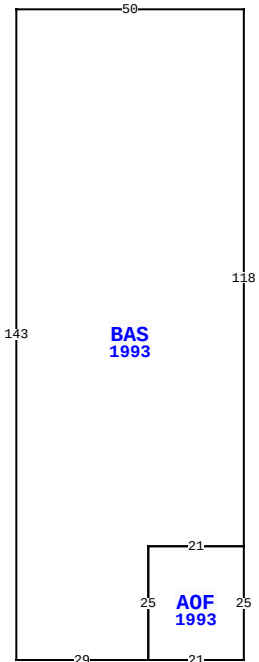


ALPINE OF AMELIA PROPS IV LLC
1417 SADLER RD #256
FERNANDINA BEACH, FL 32034

00-00-31-1015-0010-0000

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		25	MOD METAL 100		4807	06	7,596	91.8720	42.03	319,260	1978	1998	0	0	0	50.00	50.00	VALUATION BY					STANDARD											
Roof Structur		10	STEEL FRME 100		1 PREFAB MTL - 0% - 0										Heated Area: 7150					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover		12	MODULAR MT 100												400,492																			
Interior Wall		01	MINIMUM 100												47,638																			
Interior Floo		03	CONC FINSH 100												307,088																			
Ceiling		04	NONE 100												755,218																			
Air Condition		01	NONE 100												0																			
Heating Type		01	NONE 100												755,218																			
Plumbing			2 100												0																			
Frame		05	STEEL 100												755,218																			
Story Height			14 100												0																			
RMS			5 100												755,218																			
Stories		1.	1. 100		0																													
Class		00	. 100		801,614																													
Units			0 100		779,560																													
BUD8 Adjustme		02	DIST FB 100																															
Occupancy		00	NONE 100																															
Quality		04	Quality Level 04																															
DOR CODE		4100	LIGHT MANUFACTURE																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		1070.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
AOF	525	185	971	20,406																														
BAS	6,625	100	6,625	139,225																														
TOTALS		7,150	7,596	159,630																														
EXTRA FEATURES					2383 SHANNON RD, FERNANDINA BEACH										BLD DATE 07/27/2021 XF DATE 07/27/2021 INC DATE					KK KK LGL DATE LAND DATE AG DATE					07/27/2021 KK									
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		1,467.00	SF4.00	4.00	100	1978	1978	3	29	1,702																		
2	0430	CL FNC 6B	0	0	0	0		350.00	LF9.70	9.70	100	1978	1978	3	20	679																		
3	0430	CL FNC 6B	0	0	0	0		28.00	LF9.70	9.70	100	1996	1996	3	39	106																		
4	0812	CONCRETE C	0	0	0	0		4,794.00	SF4.00	4.00	100	1996	1996	3	72	13,807																		
5	0430	CL FNC 6B	0	0	0	0		66.00	LF9.70	9.70	100	1996	1996	3	39	250																		
6	0819	CONC 12"	0	0	49	59		2,891.00	SF9.50	9.50	100	1998	1998	3	75	20,598																		
7	0812	CONCRETE C	0	0	100	10		1,000.00	SF4.00	4.00	100	1996	1996	3	72	2,880																		
8	6001	ROLLUP DR	0	0	0	0		3.00	UT400.00	400.00	100	2000	2000	3	20	240																		
9	6001	ROLLUP DR	0	0	0	0		3.00	UT400.00	400.00	100	1996	1996	3	20	240																		
10	4950	BOLLARD	0	0	0	0		8.00	UT100.00	100.00	100	2000	2000	3	100	800																		
LAND DESCRIPTION					TOTAL OB/XF										41,302																			
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	004100	C	LIGHT MFG.	0	0006	I-1	0.00	0.00	40,945.00	SF		1.00	1.00	1.00	7.50	7.50	307,088																	

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[illegible]