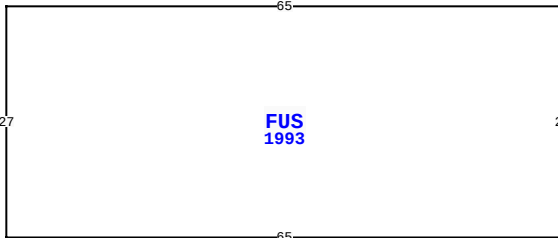


SEPTEMBER FIRST PARTNERS FLORIDA LLC
957 BELLVIEW RD
MCLEAN, VA 22102

00-00-31-1520-0002-0010

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 50		2801	01	3,682	104.8500	125.82	463,269	1972	1985		0	0	17.75	82.25	VALUATION BY					STANDARD													
Exterior Wall		23	REINF CONC 50		1 QUAD PLEX - 0% - 0												Heated Area: 3510					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Structur		03	GABLE/HIP 100														BUILDING MARKET VALUE					381,039														
Roof Cover		03	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE					6,305														
Interior Wall		04	PLYWOOD 100														TOTAL LAND VALUE - MARKET					424,320														
Interior Floo		08	SHT VINYL 50														TOTAL MARKET VALUE					811,664														
Interior Floo		14	CARPET 50														SOH/AGL Deduction					134,068														
Air Condition		03	CENTRAL 100														ASSESSED VALUE					677,596														
Heating Type		04	AIR DUCTED 100														TOTAL EXEMPTION VALUE					0														
Bedrooms			8 100														BASE TAXABLE VALUE					677,596														
Bathrooms			6 100														TOTAL JUST VALUE					811,664														
Frame		03	MASONRY 100														NCON VALUE					0														
Stories		2.	2. 100		INCOME VALUE																															
Units			0 100		PREVIOUS YEAR MKT VALUE					758,301																										
BUD8 Adjustme		02	DIST FB 100																																	
Occupancy		00	NONE 100																																	
Quality		03	Quality Level 03																																	
DOR CODE		0800	MULTI-FAMILY																																	
MAP NUM			MKT AREA		01																															
NEIGHBORHOOD/LOC		1057.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,755	100	1,755	181,620																																
FST	78	55	43	4,450																																
FST	78	55	43	4,450																																
FST	79	55	43	4,450																																
FST	79	55	43	4,450																																
FUS	1,755	100	1,755	181,620																																
TOTALS		3,824		3,682	381,039																															
EXTRA FEATURES					2810 OHIO AVE 1-4, FERNANDINA BEACH										BLD DATE				LGL DATE		03/20/2024		MLU													
															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	0812	CONCRETE C	0	0	0	0			4,004.00	SF	4.00				4.00	100	1972	1972	3	23		3,684														
2	0820	WOOD WALK	0	0	77	3			231.00	SF	11.75				11.75	100	1989	1989	3	40		1,086														
3	0820	WOOD WALK	0	0	3	19			57.00	SF	11.75				11.75	100	1998	1998	3	40		268														
4	1242	WD DECK A	0	0	7	65			455.00	SF	13.00				13.00	100	1972	1972	3	20		1,183														
5	0446	BOX FNC 6'	0	0	3	7			21.00	LF	20.00				20.00	100	1972	1972	3	20		84														
LAND DESCRIPTION										TOTAL OB/XF										6,305																
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	000800	C	MULTI-FAM	0	00006	R-3	75.00	142.00	75																											