



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	32,095
FUS	560	100	560	44,933
UOP	28	20	6	481
UST	160	45	72	5,777

TOTALS	1,148		1,038	83,286
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	7	16	112.00	SF	13.50	13.50	
2	1242	WD DECK A	0	0	0	0	156.00	SF	13.50	13.50	
3	1242	WD DECK A	0	0	3	12	36.00	SF	10.00	10.00	
4	0825	BRICK	0	0	0	0	743.00	SF	12.50	12.50	
5	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	
6	0446	BOX FNC 6'	0	0	0	0	48.00	LF	30.00	30.00	
7	1076	TRELLIS A	0	0	20	10	200.00	SF	7.50	7.50	
8	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001200	C	STORE COMB	0	0006	C-3	50.00	125.00	6,250.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,038	103.0000	97.85	101,568	1900	1980	0	0	0 18.00	82.00
1 SINGLE FAM - 0% - 0											
Heated Area: 960											
HX Base Yr											
UOP 1993 BAS 1993 FUS 1993 UST 1993											

120 N 2ND ST, FERNANDINA BEACH	BLD DATE 12/04/2018	KK	LGL DATE	
	XF DATE 12/04/2018	KK	LAND DATE	12/04/2018
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		148,984	
TOTAL MARKET OB/XF VALUE		6,925	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		405,909	
SOH/AGL Deduction		130,425	
ASSESSED VALUE		275,484	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		275,484	
TOTAL JUST VALUE		405,909	
NCON VALUE		0	
INCOME VALUE		3,664,312	
PREVIOUS YEAR MKT VALUE		407,414	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141339	COMMUNITY YOGA	450	06/20/2014
7578	REPAIR/RRF	900	03/16/1993
5673	REPAIR/RRF	2,950	11/01/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1030/1505	1/14/2002	WD	Q	I		205,000	
GRANTOR: CALDWELL HAMILTON P I							
GRANTEE: CASTILIAN PROPERTIE							
0720/0842	12/20/1994	WD	Q	I		87,500	
GRANTOR: MCLAUCHLAN JAY C							
GRANTEE: CALDWELL HAMITON P							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W11 UOP=[YR=1993] N4 W7 S4 E7 \$ W9 S20											
UST=[YR=1993] S8 E20 N8 W20 \$ E20 N20 \$ PTR= E15											
FUS=[YR=1993] E20 S28 W20 N28 \$ W15 \$.											

CASTILIAN PROPERTIES INC
120 NORTH 2ND STREET, SUITE A
FERNANDINA BEACH, FL 32034

00-00-31-1800-0009-0060

[illegible]