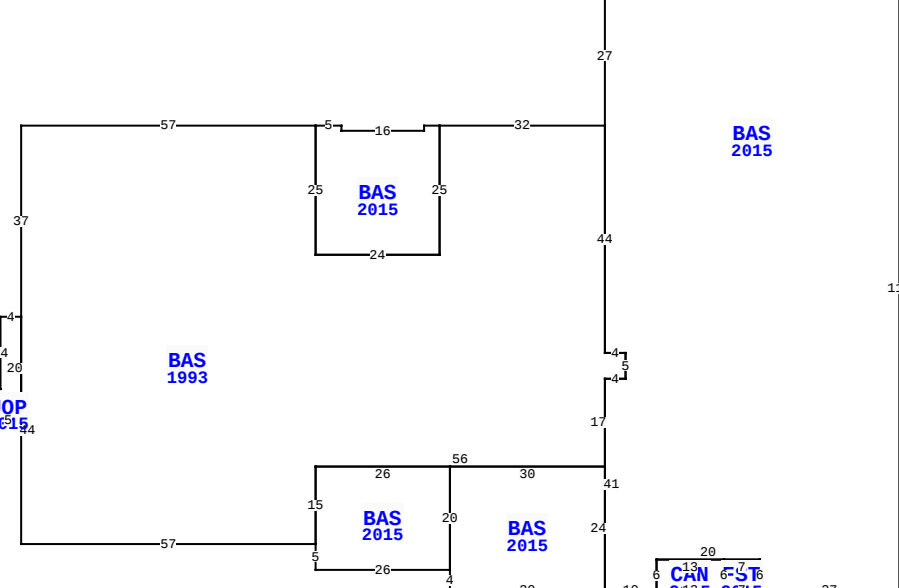


CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0014-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 3																			
Exterior Wall		19	COMMON BRK 100		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY				STANDARD													
Roof Structur		09	RIDGE FRME 100		8901	04	16,177	130.8047	224.33	3,628,986	1978	1997	0	0	0	8.00	92.00	Tax Group: 2				Tax Dist:												
Roof Cover		04	BUILT-UP 100		1 GOVT BLDG - 0% - 0										Heated Area: 16086										HX Base Yr									
Interior Wall		05	DRYWALL 100																															
Interior Floo		14	CARPET 90																															
Interior Floo		07	CORK/VTILE 10																															
Ceiling		01	FIN.SUSPD 100																															
Air Condition		04	ROOF TOP 100																															
Heating Type		04	AIR DUCTED 100																															
Fixtures		16	100																															
Frame		04	REIN CONC 100																															
Story Height			18 100																															
RMS			15 100																															
Stories		1.	1. 100																															
Units			0 100																															
Occupancy		00	NONE 100																															
Quality		04	Quality Level 04																															
DOR CODE		8900	MUNICIPAL																															
MAP NUM			MKT AREA												01																			
NEIGHBORHOOD/LOC		1005.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	7,733	100	7,733	1,595,964																														
BAS	520	100	520	107,320																														
BAS	584	100	584	120,528																														
BAS	720	100	720	148,597																														
BAS	6,529	100	6,529	1,347,479																														
CAN	50	30	15	3,096																														
CAN	78	30	23	4,747																														
FST	42	50	21	4,334																														
UOP	75	20	15	3,096																														
UOP	86	20	17	3,509																														
TOTALS	16,417		16,177	3,338,667																														
EXTRA FEATURES					25 N 4TH ST, FERNANDINA BEACH																													
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	0803	ASPHALT C	0 0	0 0	24,918.00	SF	2.00	2.00	100	2001	2001	3	50	24,918																				
2	0972	ST LGHT UN	0 0	0 0	1.00	UT	2,530.00	2,530.00	100	2001	2001	3	55	1,392																				
3	0978	SECURTY LT	0 0	0 0	2.00	UT	450.00	450.00	100	1980	1980	3	20	180																				
4	0825	BRICK	0 0	0 0	210.00	SF	12.50	12.50	100	1980	1980	3	73.5	1,929																				
5	0850	PEBBLE WLK	0 0	0 0	1,982.00	SF	3.50	3.50	100	1980	1980	3	32.5	2,255																				
6	0400	CONC CURB	0 0	0 0	834.00	LF	15.00	15.00	100	1980	1980	3	46.5	5,817																				
7	0402	CONC BUMPE	0 0	0 0	3.00	UT	25.00	25.00	100	2000	2000	3	84	63																				
8	0648	LIGHTS-AV	0 0	0 0	7.00	UT	140.00	140.00	100	1978	1978	3	20	196																				
9	0646	LWN SPRK H	0 0	0 0	31.00	UT	2.00	2.00	100	2005	2005	3	40	25																				
10	0978	SECURTY LT	0 0	0 0	5.00	UT	450.00	450.00	100	2015	2015	3	89	2,003																				
LAND DESCRIPTION					TOTAL OB/XF										38,778																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	008900	C	MUNICIPAL	0	0003	C-3	0.00	0.00	31,250.00	SF		1.00	1.00	1.00	55.00	55.00	1,718,750																	
2	008900	C	MUNICIPAL	0		C-3	0.00	0.00	22,500.00	SF		1.00	1.00	1.00	55.00	55.00	1,237,500																	
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