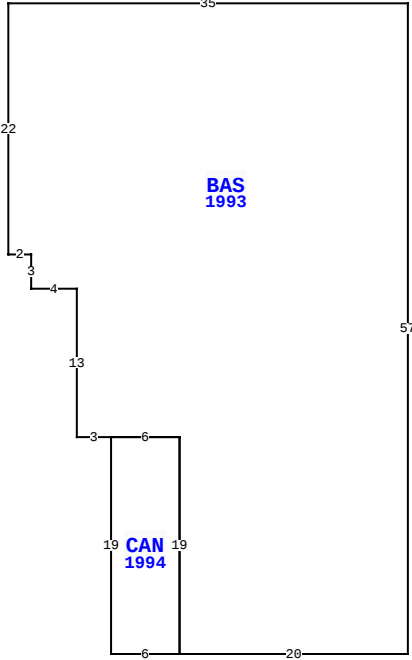




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	15	CONC BLOCK 70		1101	04	1,660	99.1305	141.26	234,492	1948	1980	0	0	10	50.00	40.00	VALUATION BY																
Exterior Wall	20	FACE BRICK 30		1 RETAILSTOR - 0% - 0										Heated Area: 1626										HX Base Yr									
Roof Structur	04	WOOD TRUSS 100																															
Roof Cover	13	STAND SEAM 90																															
Roof Cover	04	BUILT-UP 10																															
Interior Wall	05	DRYWALL 100																															
Interior Floo	07	CORK/VTILE 50																															
Interior Floo	13	LVT/LAMNT 50																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Fixtures		10 100																															
Frame	03	MASONRY 100																															
Story Height		8 100																															
RMS		5 100																															
Stories	1.	1. 100																															
Units		0 100																															
BUD8 Adjustme	02	DIST FB 100																															
Occupancy	00	NONE 100																															
Quality	03	Quality Level 03																															
DOR CODE	1100	STORES, 1 STORY																															
MAP NUM		MKT AREA												01																			
NEIGHBORHOOD/LOC	1005.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,626	100	1,626	91,876																													
CAN	114	30	34	1,921																													
TOTALS	1,740		1,660	93,797																													
EXTRA FEATURES					17 S 8TH 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	0855	CONC PAVER	0	0	0	0	2,114.00	SF	7.00	7.00	100	2015	2015	3	95	14,058																	
2	0855	CONC PAVER	0	0	16	3	48.00	SF	7.00	7.00	100	2015	2015	3	95	319																	
3	0855	CONC PAVER	0	0	0	0	764.00	SF	7.00	7.00	100	2015	2015	3	95	5,081																	
4	0855	CONC PAVER	0	0	0	0	40.00	SF	7.00	7.00	100	2015	2015	3	95	266																	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	89	534																	
6	0445	BOX FNC 5'	0	0	0	0	62.00	LF	8.10	8.10	100	2015	2015	3	70	352																	
7	0446	BOX FNC 6'	0	0	0	0	42.00	LF	20.00	20.00	100	2015	2015	3	70	588																	
8	0444	BOX FNC 4'	0	0	0	0	10.00	LF	6.50	6.50	100	2015	2015	3	70	46																	
9	1126	CB/STC 8"	0	0	0	0	94.00	SF	8.00	8.00	100	2015	2015	3	95	714																	
10	1128	BRICK 12"	0	0	0	0	12.00	SF	14.00	14.00	100	2015	2015	3	99	166																	
LAND DESCRIPTION										TOTAL OB/XF										22,124													
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	001100	C	STORE 1FLR	0	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	50.00	50.00	500,000																

[illegible]