

**CMR ISLAND PROPERTIES LLC/
1766 MEMORIAL DR STE 1
WAYCROSS, GA 31501**

00-00-31-1800-0045-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
Exterior Wall	19	COMMON BRK 70								1101	04	15,506	84.2445	120.05	1,861,495	1954	1954		0	0	50.00	50.00	VALUATION BY										
Exterior Wall	15	CONC BLOCK 30								1 RETAILSTOR - 0% - 0														STANDARD									
Roof Structure	09	RIDGE FRME 100								Heated Area: 15348														HX Base Yr									
Roof Cover	04	BUILT-UP 100																						BUILDING MARKET VALUE									
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE									
Interior Floor	07	CORK/VTILE 60																						TOTAL LAND VALUE - MARKET									
Interior Floor	03	CONC FINSH 40																						TOTAL MARKET VALUE									
Ceiling	01	FIN.SUSPD 100																						SOH/AGL Deduction									
Air Condition	04	ROOF TOP 100																						ASSESSED VALUE									
Heating Type	04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE									
Fixtures	18	100																						BASE TAXABLE VALUE									
Frame	03	MASONRY 100																						TOTAL JUST VALUE									
Story Height	12	100																						NCON VALUE									
RMS	16	100																						INCOME VALUE									
Stories	1.	1. 100																						PREVIOUS YEAR MKT VALUE									
Units	02	DIST FB 100																															
BUD8 Adjustme	00	OWNER OCC 100																															
Occupancy	02	Quality Level 02																															
Quality	1100	STORES, 1 STORY																															
DOR CODE	MAP NUM	MKT AREA								01																							
NEIGHBORHOOD/LOC		000																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																												
BAS	4,980	100	4,980		298,925																												
BAS	1,540	100	1,540		92,439																												
BAS	4,150	100	4,150		249,104																												
CAN	204	30	61		3,662																												
CAN	24	30	7		420																												
CAN	52	30	16		961																												
CAN	54	30	16		961																												
CAN	192	30	58		3,482																												
SFB	5,847	80	4,678		280,797																												
TOTALS		17,043			15,506		930,748																										
EXTRA FEATURES										22 S 8TH ST, FERNANDINA BEACH																							
										BLD DATE		01/19/2021		KK		LGL DATE																	
										XF DATE		01/19/2021		KK		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	0803	ASPHALT C	0	0	0	0	11,135.00	SF 2.00	2.00	100	1970	1970	3	50	11,135																		
2	0810	CONCRETE A	0	0	70	6	420.00	SF 6.50	6.50	100	1980	1980	3	32.5	887																		
3	0402	CONC BUMPE	0	0	0	0	6.00	UT 25.00	25.00	100	1980	1980	3	46.5	70																		
4	0400	CONC CURB	0	0	0	0	36.00	LF 15.00	15.00	100	1970	1970	3	27.8	150																		
5	4950	BOLLARD	0	0	0	0	4.00	UT 100.00	100.00	100	2004	2004	3	100	400																		
6	0978	SECURTY LT	0	0	0	0	5.00	UT 450.00	450.00	100	2008	2008	3	74	1,665																		
7	0803	ASPHALT C	0	0	0	0	9,900.00	SF 2.00	2.00	100	1970	1970	3	50	9,900																		
8	0810	CONCRETE A	0	0	49	3	147.00	SF 6.50	6.50	100	2017	2017	3	97	927																		
9	0811	CONCRETE B	0	0	0	0	592.00	SF 5.20	5.20	100	1980	1980	3	32.5	1,000																		
10	0964	HALON SYST	0	0	12	2	24.00	SF 50.00	50.00	100	2019	2019	3	98	1,176																		
LAND DESCRIPTION										TOTAL OB/XF										27,310													
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	001100	C	STORE 1FLR	0	0003	C-3	0.00	0.00	39,405.75	SF		1.00	0.80	0.80	50.00	40.00	1,576,230																

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