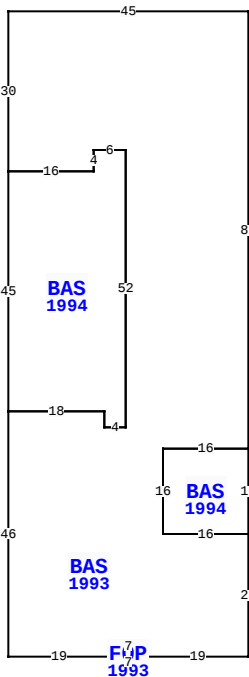


GOLDINI LLC
PO BOX 1801
LECANTO, FL 34460

00-00-31-1800-0046-0020



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		19	COMMON BRK 100		2101	04	5,437	146.7576	252.79	1,374,419	1948	1980	0	0	0	67.50	32.50	VALUATION BY					STANDARD																					
Roof Structur		09	RIDGE FRME 100		1 RSTARANT 1 - 0% - 2023										Heated Area: 5431										HX Base Yr																			
Roof Cover		04	BUILT-UP 100												BAS 1994										BAS 1993										FOP 1993									
Interior Wall		05	DRYWALL 50												BAS 1994										BAS 1993										FOP 1993									
Interior Wall		08	DECORATIVE 50												BAS 1994										BAS 1993										FOP 1993									
Interior Floo		14	CARPET 50												BAS 1994										BAS 1993										FOP 1993									
Interior Floo		15	HARDTILE 50												BAS 1994										BAS 1993										FOP 1993									
Ceiling		01	FIN.SUSPD 100												BAS 1994										BAS 1993										FOP 1993									
Air Condition		03	CENTRAL 100												BAS 1994										BAS 1993										FOP 1993									
Heating Type		04	AIR DUCTED 100												BAS 1994										BAS 1993										FOP 1993									
Fixtures			22 100												BAS 1994										BAS 1993										FOP 1993									
Frame		03	MASONRY 100												BAS 1994										BAS 1993										FOP 1993									
Story Height			16 100		BAS 1994										BAS 1993										FOP 1993																			
RMS			7 100		BAS 1994										BAS 1993										FOP 1993																			
Stories		1.	1. 100		BAS 1994										BAS 1993										FOP 1993																			
Units			0 100		BAS 1994										BAS 1993										FOP 1993																			
BUD8 Adjustme		02	DIST FB 100		BAS 1994										BAS 1993										FOP 1993																			
Occupancy		00	NONE 100		BAS 1994										BAS 1993										FOP 1993																			
Quality		04	Quality Level 04		BAS 1994										BAS 1993										FOP 1993																			
DOR CODE		2100	RESTAURANTS/CAFE		BAS 1994										BAS 1993										FOP 1993																			
MAP NUM			MKT AREA		BAS 1994										BAS 1993										FOP 1993																			
NEIGHBORHOOD/LOC		1005.00			BAS 1994										BAS 1993										FOP 1993																			
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE		BAS 1994										BAS 1993										FOP 1993																	
BAS		4,149	100	4,149	340,868		BAS 1994										BAS 1993										FOP 1993																	
BAS		256	100	256	21,032		BAS 1994										BAS 1993										FOP 1993																	
BAS		1,026	100	1,026	84,293		BAS 1994										BAS 1993										FOP 1993																	
FOP		21	30	6	493		BAS 1994										BAS 1993										FOP 1993																	
TOTALS		5,452		5,437	446,686		BAS 1994										BAS 1993										FOP 1993																	
EXTRA FEATURES					802 ASH ST, FERNANDINA BEACH															BLD DATE 12/12/2018					XF DATE 12/12/2018					KK					LGL DATE 12/12/2018					KK				
																				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	41	46	1,886.00	SF	4.00	4.00	100	1980	1980	3	32.5	2,452																												
2	0803	ASPHALT C	0	0	0	0	6,945.00	SF	2.00	2.00	100	1980	1980	3	50	6,945																												
3	0430	CL FNC 6B	0	0	0	0	192.00	LF	9.70	9.70	100	1980	1980	3	20	372																												
4	0810	CONCRETE A	0	0	8	24	192.00	SF	6.50	6.50	100	1970	1970	3	21	262																												
5	0402	CONC BUMPE	0	0	0	0	11.00	UT	25.00	25.00	100	1970	1970	3	27.8	76																												
6	0819	CONC 12"	0	0	5	7	35.00	SF	9.50	9.50	100	1948	1948	3	20	67																												
7	0830	FLAGSTONE	0	0	7	8	56.00	SF	12.00	12.00	100	1993	1993	3	66	444																												
8	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1993	1993	3	32	288																												
9	0646	LWN SPRK H	0	0	0	0	7.00	UT	2.00	2.00	100	1993	1993	3	20	3																												
10	0649	LIGHTS-GD	0	0	0	0	8.00	SF	225.00	225.00	100	1993	1993	3	20	360																												
LAND DESCRIPTION					TOTAL OB/XF 11,269																																							
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	002100	C	RESTAURANT		0	0003	C-3	100.00	75.00	17,511.00	SF		1.00	1.00	1.00	45.00	45.00	787,995																										

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