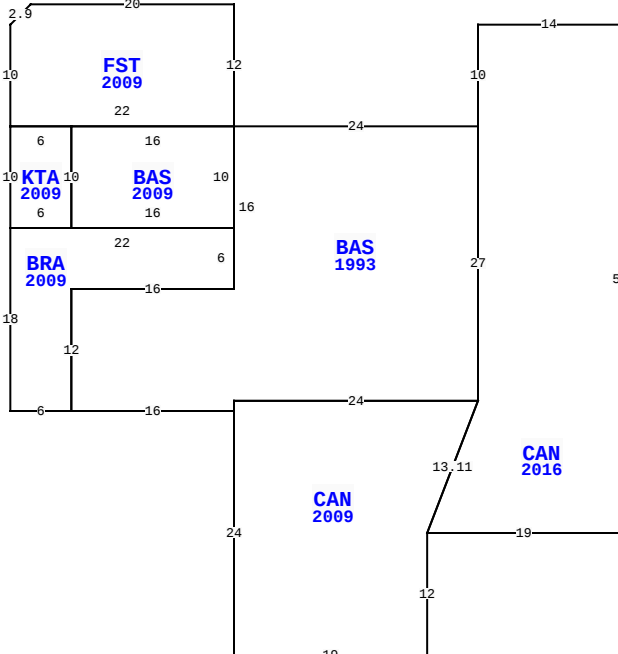




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	17	CB STUCCO 90	3301	04	1,793	108.3758	130.86	234,632	1950	1995	0	0	15	30.00	55.00	VALUATION BY																
Exterior Wall	15	CONC BLOCK 10	1 BARS - 0% - 2023										Heated Area: 1264										STANDARD									
Roof Structure	01	FLAT 100											HX Base Yr										Tax Group: 2									
Roof Cover	04	BUILT-UP 100											Tax Dist:										129,048									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										11,282									
Interior Floo	14	CARPET 60											TOTAL LAND VALUE - MARKET										400,000									
Interior Floo	13	LVT/LAMNT 40											TOTAL MARKET VALUE										540,330									
Ceiling	01	FIN.SUSPD 100											SOH/AGL Deduction										0									
Air Condition	04	ROOF TOP 100											ASSESSED VALUE										540,330									
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										0									
Fixtures	5	100											BASE TAXABLE VALUE										540,330									
Frame	03	MASONRY 100											TOTAL JUST VALUE										540,330									
Story Height	14	100	NCON VALUE										0																			
RMS	2	100	INCOME VALUE																													
Stories	1.	1. 100	PREVIOUS YEAR MKT VALUE										549,280																			
Units	0	100																														
BUD8 Adjustme	02	DIST FB 100																														
Occupancy	00	NONE 100																														
Quality	03	Quality Level 03																														
DOR CODE	3300	NIGHTCLUB/BARS																														
MAP NUM		MKT AREA	01																													
NEIGHBORHOOD/LOC		1095.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	840	100	840	60,457																												
BAS	160	100	160	11,516																												
BRA	204	110	224	16,122																												
CAN	508	30	152	10,940																												
CAN	733	30	220	15,834																												
FST	262	50	131	9,429																												
KTA	60	110	66	4,750																												
TOTALS	2,767		1,793	129,048																												
EXTRA FEATURES					320 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	0812	CONCRETE C	0	0	0	0	3,031.00	SF	4.00	4.00	100	1960	1960	3	20	2,425																
2	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	2000	2000	3	20	160																
3	0810	CONCRETE A	0	0	0	0	174.00	SF	6.50	6.50	100	1960	1960	3	20	226																
4	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	2008	2008	3	89	364																
5	0462	ST/AL FNC	0	0	0	0	366.00	SF	10.00	10.00	100	2009	2009	3	56	2,050																
6	0097	AWNING CN	0	0	0	0	33.00	SF	65.00	65.00	100	2009	2009	3	56	1,201																
7	1126	CB/STC 8"	0	0	0	0	42.00	SF	8.00	8.00	100	2009	2009	3	90	302																
8	0978	SECURTY LT	0	0	0	0	4.00	UT	337.50	337.50	100	2011	2011	3	81	1,094																
9	0855	CONC PAVER	0	0	15	12	180.00	SF	10.00	10.00	100	2016	2016	3	96	1,728																
10	0443	STK FNC 6'	0	0	0	0	30.00	LF	10.00	10.00	100	2017	2017	3	78	234																
LAND DESCRIPTION					TOTAL OB/XF										9,784																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	003300	C	NIGHT CLUB	0	0003	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	40.00	40.00	400,000															
																			</													

JAY PROPERTIES OF AMELIA LLC
320 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0129-0030

REVIEW DATE 11/30/2021 BY KK Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS