

**AS YOU LIKE IT OWNERSHIP LLC/
95032 SPRING TIDE LN
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0142-0010

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	16	WD FR STUC 100								2101	04	1,885	118.8810	204.77	385,991	1956	1990		0		0	40.50	59.50	VALUATION BY								
Roof Structur	09	RIDGE FRME 100								1 RSTARANT 1 - 0% - 0														Heated Area: 1838								
Roof Cover	04	BUILT-UP 100																						HX Base Yr								
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE								
Interior Floo	15	HARDTILE 100																						TOTAL MARKET OB/XF VALUE								
Ceiling	02	F.NOT SUS 100																						TOTAL LAND VALUE - MARKET								
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE								
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction								
Fixtures		7 100																						ASSESSED VALUE								
Frame	02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE								
Story Height		13 100																						BASE TAXABLE VALUE								
RMS		3 100																						TOTAL JUST VALUE								
Stories	1.	1. 100																						NCON VALUE								
Units		0 100																						INCOME VALUE								
BUD8 Adjustme	02	DIST FB 100																						PREVIOUS YEAR MKT VALUE								
Occupancy	00	NONE 100																														
Quality		03	Quality Level 03																													
DOR CODE		2100	RESTAURANTS/CAFE																													
MAP NUM			MKT AREA																						01							
NEIGHBORHOOD/LOC		1095.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	799	100	799	97,349																												
BAS	607	100	607	73,956																												
BAS	432	100	432	52,634																												
CAN	30	30	9	1,097																												
FST	77	50	38	4,630																												
TOTALS		1,945		1,885	229,665																											
EXTRA FEATURES										510 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	0803	ASPHALT C	0	0	0	0		5,933.00	SF 2.00	2.00	100	1990	1990	3	50	5,933																
2	0811	CONCRETE B	0	0	0	0		837.00	SF 5.20	5.20	100	1956	1956	3	20	870																
3	0381	COOLER	0	0	10	7		70.00	SF 82.50	82.50	100	1981	1981	3	20	1,155																
4	0978	SECURTY LT	0	0	0	0		2.00	UT 450.00	450.00	100	1980	1980	3	20	180																
5	0443	STK FNC 6'	0	0	0	0		22.00	LF 10.00	10.00	100	2015	2015	3	70	154																
6	0443	STK FNC 6'	0	0	0	0		81.00	LF 10.00	10.00	100	2010	2010	3	45	365																
7	0098	AWNING MTL	0	0	15	2		30.00	SF 13.00	13.00	100	2010	2010	3	45	176																
8	0098	AWNING MTL	0	0	19	2		38.00	SF 13.00	13.00	100	2010	2010	3	45	222																
9	0463	FENCE GATE	0	0	0	0		1.00	UT 300.00	300.00	100	2010	2010	3	78	234																
10	1126	CB/STC 8"	0	0	0	0		40.00	SF 8.00	8.00	100	2010	2010	3	91	291																
LAND DESCRIPTION										TOTAL OB/XF										9,580												
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	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	30.00	30.00	300,000															

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REVIEW DATE 07/07/2022 BY KK Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS