

**CLASSIC CARPETS & INTERIORS INC/
802 S 8TH ST
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0159-0010

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 50								1101	04	4,784	115.6884	164.86	788,690	2000	2000		0	0	21.00	79.00	VALUATION BY								STANDARD																				
Exterior Wall	25	MOD METAL 50								1 RETAILSTOR - 0% - 0														Heated Area: 4000														HX Base Yr													
Roof Structure	10	STEEL FRME 100																						BUILDING MARKET VALUE														623,065													
Roof Cover	12	MODULAR MT 100																						TOTAL MARKET OB/XF VALUE														20,123													
Interior Wall	05	DRYWALL 100																						TOTAL LAND VALUE - MARKET														337,500													
Interior Floor	11	CLAY TILE 50																						TOTAL MARKET VALUE														980,688													
Interior Floor	14	CARPET 50																						SOH/AGL Deduction														335,885													
Ceiling	03	PART.FIN. 100																						ASSESSED VALUE														644,803													
Air Condition	04	CENTRAL 100																						TOTAL EXEMPTION VALUE														0													
Heating Type	03	AIR DUCTED 100																						BASE TAXABLE VALUE														644,803													
Fixtures	9	100																						TOTAL JUST VALUE														980,688													
Frame	05	STEEL 100																						NCON VALUE														0													
Story Height		15 100								INCOME VALUE																																									
RMS		6 100								PREVIOUS YEAR MKT VALUE														1,006,662																											
Stories	1.	1. 100																																																	
Units		0 100																																																	
Occupancy	00	OWNER OCC 100																																																	
Quality	03	Quality Level 03																																																	
DOR CODE	1100	STORES, 1 STORY																																																	
MAP NUM		MKT AREA								01																																									
NEIGHBORHOOD/LOC	1095.00																																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																															
AOF	247	100	247	32,169																																															
BAS	2,703	100	2,703	352,037																																															
BAS	1,050	100	1,050	136,751																																															
UST	1,960	40	784	102,108																																															
TOTALS	5,960		4,784	623,065																																															
EXTRA FEATURES					802 S 8TH ST, FERNANDINA BEACH														BLD DATE 02/27/2020					KK					LGL DATE 02/27/2020					KK					02/27/2020					KK							
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	0464	FNC GT 10'	0	0	0	0	1.00	UT	437.50	437.50	100	2000	2000	3	52	228																																			
2	0646	LWN SPRK H	0	0	0	0	33.00	UT	2.00	2.00	100	2000	2000	3	25	17																																			
3	0400	CONC CURB	0	0	0	0	86.00	LF	15.00	15.00	100	2000	2000	3	84	1,084																																			
4	0812	CONCRETE C	0	0	0	0	3,100.00	SF	4.00	4.00	100	2000	2000	3	79	9,796																																			
5	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50	6.50	100	2000	2000	3	79	205																																			
6	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2000	2000	3	20	80																																			
7	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2009	2009	3	40	160																																			
8	0812	CONCRETE C	0	0	0	0	1,138.00	SF	4.00	4.00	100	2000	2000	3	79	3,596																																			
9	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2000	2000	3	52	702																																			
10	0446	BOX FNC 6'	0	0	0	0	24.00	LF	20.00	20.00	100	2015	2015	3	70	336																																			
LAND DESCRIPTION					TOTAL OB/XF														16,204																																
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	001100	C	STORE 1FLR		0	0003	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	25.00	25.00	250,000																																	
2	001100	C	STORE 1FLR		0	0006	MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	17.50	17.50	87,500																																	
REVIEW DATE	03/29/2022		BY	DCA		Total Acres: 0.00				Total Land Value: 337,500				Market: 0				Agricultural: 0				Common: 337,500				PRINTED 08/06/2024 BY SYS																									

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