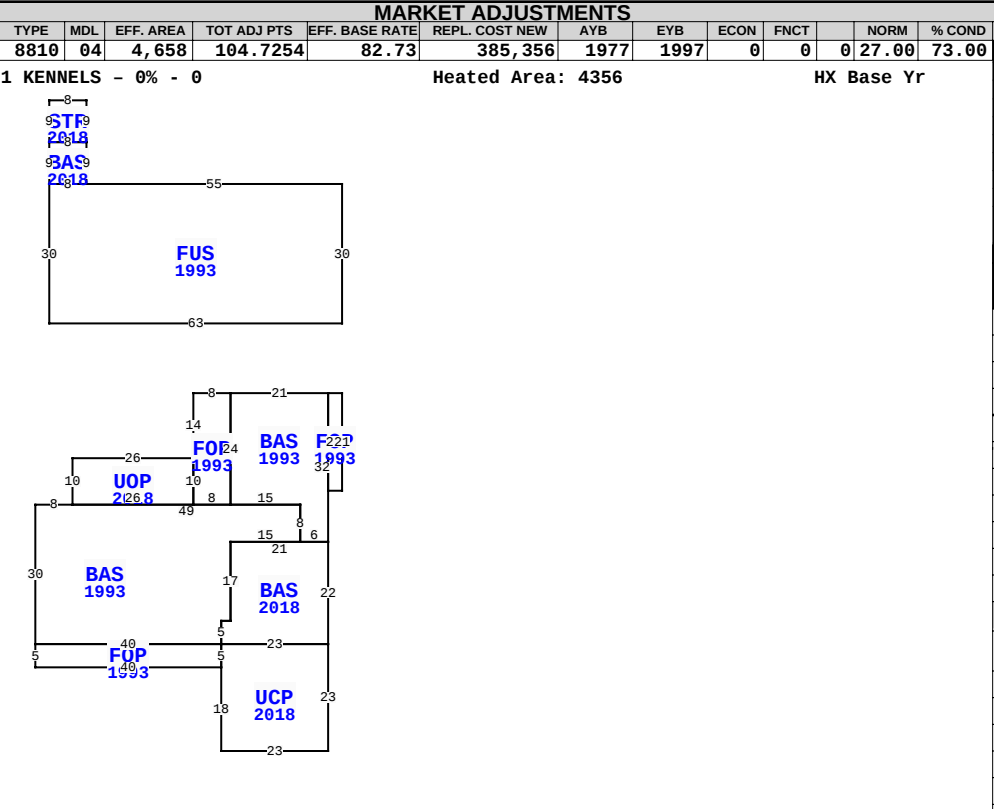




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		20 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		20 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 02

NEIGHBORHOOD/LOC				
2001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100	552	33,337
BAS	1,370	100	1,370	82,738
BAS	72	100	72	4,349
BAS	472	100	472	28,506
FOP	63	30	19	1,148
FOP	192	30	58	3,503
FOP	200	30	60	3,624
FUS	1,890	100	1,890	114,143
STR	72	10	7	423
UCP	529	20	106	6,401
TOTALS	5,672		4,658	281,310

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	500.00
2	0810	CONCRETE A	0	0	18	5	90.00	SF	6.50
3	0810	CONCRETE A	0	0	16	18	288.00	SF	6.50
4	0462	ST/AL FNC	0	0	14	0	84.00	SF	10.00
5	0443	STK FNC 6'	0	0	0	0	128.00	LF	10.00
6	0424	CL FNC 6'	0	0	0	0	900.00	LF	20.00
7	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
9	0422	CL FNC 4'	0	0	0	0	68.00	LF	15.00
10	0966	FIRE SPRNK	0	0	0	0	4,356.00	SF	3.00



** This building has 11 Sub-Areas

1108 OLIVE ST, FERNANDINA BEACH

TOTAL OB/XF									
35,812									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0006	CI	258.00	230.00	65,340.00
2	009530	C	POND	0		CI	172.00	230.00	0.77

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
8810	04	4,658	104.7254	82.73	385,356	1977	1997	0	0
NORM									
27.00									
% COND									
73.00									

NASSAU COUNTY PROPERTY				PAGE 1 of 1		
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 8		Tax Dist:				
BUILDING MARKET VALUE				281,310		
TOTAL MARKET OB/XF VALUE				35,812		
TOTAL LAND VALUE - MARKET				197,945		
TOTAL MARKET VALUE				515,067		
SOH/AGL Deduction				0		
ASSESSED VALUE				515,067		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				515,067		
TOTAL JUST VALUE				515,067		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				525,068		
PERMIT NUM		DESCRIPTION		AMT		ISSUED
FR186882		FIRE SPRNK		25,000		07/06/2018
B1806264		SOLAR PANELS		24,014		06/18/2018
18002924		REMODEL -ANIMAL KE		125,000		05/11/2018
P1619769		REMODEL		0		07/01/2016
SALES DATA						
OFF RECORD Number		DATE		TYPE INST	Q U I V I RSN CD	SALE PRICE
2034/1716		3/16/2016		SW	U I 12	185,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: AMELIA PV INVESTMEN						
1990/1414		7/13/2015		CT	U I 18	100
GRANTOR: CLERK OF COURT						

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0006	CI	258.00	230.00	65,340.00
2	009530	C	POND	0		CI	172.00	230.00	0.77