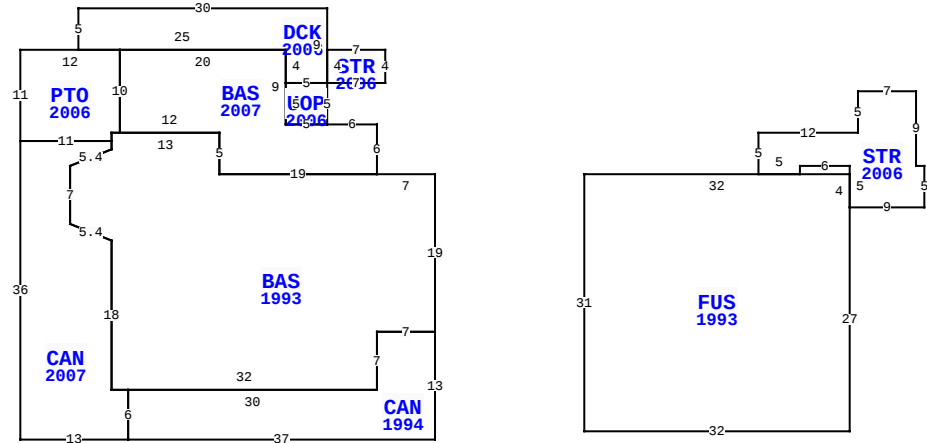


**887 MYRTLE ATLANTA LLC/
3100 S FLETCHER AVE
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0269-0150

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																													
Exterior Wall	10	ABOVE AVG 100	2102	04	2,611	129.8726	249.36	651,079	1919	2000	0	0	0	48.00	52.00	VALUATION BY					STANDARD																												
Roof Structure	04	WOOD TRUSS 100	1 RSTARANT 2 - 0% - 0													Heated Area: 2373					HX Base Yr					Tax Group: 2					Tax Dist:																		
Roof Cover	03	COMP SHNGL 100																			BUILDING MARKET VALUE					442,359																							
Interior Wall	05	DRYWALL 100																			TOTAL MARKET OB/XF VALUE					5,715																							
Interior Floor	11	CLAY TILE 50																			TOTAL LAND VALUE - MARKET					600,000																							
Interior Floor	12	HARDWOOD 50																			TOTAL MARKET VALUE					1,048,074																							
Air Condition	03	CENTRAL 100																			SOH/AGL Deduction					0																							
Heating Type	04	AIR DUCTED 100																			ASSESSED VALUE					1,048,074																							
Fixtures	14	100																			TOTAL EXEMPTION VALUE					HI 0																							
Frame	02	WOOD FRAME 100																			BASE TAXABLE VALUE					1,048,074																							
Story Height	10	100																			TOTAL JUST VALUE					1,048,074																							
RMS	6	100																			NCON VALUE					0																							
Stories	2.	100																			INCOME VALUE																												
Units	0	100																			PREVIOUS YEAR MKT VALUE					1,084,359																							
BUD8 Adjustme	02	DIST FB 100																																															
Occupancy	00	NONE 100																																															
Quality			04	Quality Level 04																																													
DOR CODE			2100	RESTAURANTS/CAFE																																													
MAP NUM			MKT AREA										01																																				
NEIGHBORHOOD/LOC			1005.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,075	100	1,075	139,392																																													
BAS	306	100	306	39,678																																													
CAN	271	30	81	10,503																																													
CAN	363	30	109	14,134																																													
DCK	170	10	17	2,204																																													
FUS	992	100	992	128,630																																													
PTO	131	5	7	908																																													
STR	28	10	3	389																																													
STR	161	10	16	2,075																																													
UOP	25	20	5	648																																													
TOTALS	3,522		2,611	338,561																																													
EXTRA FEATURES										25 S 3RD ST, FERNANDINA BEACH										BLD DATE 02/27/2018 XF DATE 02/27/2018 INC DATE										KK KK LGL DATE LAND DATE AG DATE										05/21/2009 JH									
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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1923	1923	3	20	700																																		
2	0810	CONCRETE A	0	0	21	11	SF	6.50	6.50	100	1996	1996	3	72	1,081																																		
3	0810	CONCRETE A	0	0	0	0	SF	6.50	6.50	100	2000	2000	3	79	1,453																																		
4	0418	EXHST FAN	0	0	0	0	UT	400.00	400.00	100	2006	2006	3	27	108																																		
5	0964	HALON SYST	0	0	10	4	SF	50.00	50.00	100	2006	2006	3	87	1,740																																		
6	0855	CONC PAVER	0	0	13	8	SF	7.00	7.00	100	2006	2006	3	87	633																																		
TOTAL OB/XF 5,715																																																	
LAND DESCRIPTION																																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100.00	10,000.00	SF		1.00	1.00	1.00	60.00	60.00	600,000																																

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/06/2024 BY SYS