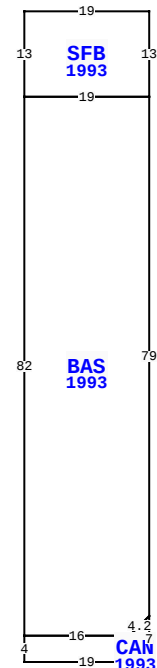


ELEFTERION ALLEN S & CAROL L
210 CENTRE STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0269-0311

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		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		17	CB STUCCO 100		1101	04	1,776	111.3840	158.72	281,887	1900	1980		0		0	50.00	50.00	VALUATION BY					STANDARD										
Roof Structur		04	WOOD TRUSS 100		1 RETAILSTOR - 0% - 0										Heated Area: 1752					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover		04	BUILT-UP 100																	BUILDING MARKET VALUE					140,944									
Interior Wall		05	DRYWALL 50																	TOTAL MARKET OB/XF VALUE					0									
Interior Wall		06	CUST PANEL 50																	TOTAL LAND VALUE - MARKET					187,500									
Interior Floo		14	CARPET 100																	TOTAL MARKET VALUE					328,444									
Ceiling		01	FIN.SUSPD 100																	SOH/AGL Deduction					40,262									
Air Condition		04	ROOF TOP 100																	ASSESSED VALUE					288,182									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					0									
Fixtures		1	100																	BASE TAXABLE VALUE					288,182									
Frame		04	REIN CONC 100																	TOTAL JUST VALUE					328,444									
Story Height			13 100																	NCON VALUE					0									
RMS			2 100		INCOME VALUE																													
Stories		1.	1. 100		PREVIOUS YEAR MKT VALUE					332,404																								
Units			0 100																															
BUD8 Adjustme		02	DIST FB 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		1100	STORES, 1 STORY																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		1002.0200																																
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																										
BAS		1,554		100		1,554		123,326																										
CAN		81		30		24		1,905																										
SFB		247		80		198		15,714																										
TOTALS		1,882				1,776		140,944																										
EXTRA FEATURES					210 CENTRE ST A, 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				