



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		3 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		5 100
Stories	2.	2. 100
Class	00	. 100
Units	0 100	
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	4200	HEAVY MANUFACTURE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1094.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100	1,482	238,417
FGR	1,482	60	889	143,018
TOTALS	2,964		2,371	381,435

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0431	CL FNC 8B	0	0	0	0	380.00	LF	12.50		
3	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	
5	0431	CL FNC 8B	0	0	0	0	444.00	LF	12.50	12.50	
6	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	
7	0431	CL FNC 8B	0	0	0	0	768.00	LF	12.50	12.50	
8	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	004200	C	HEAVY MFG.	0	0006	I-2	0.00	0.00	84,942.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4201	06	2,371	131.8474	162.50	385,288	2016	2016	0	0	1.00	99.00
1 HEVY MANUF - 0% - 0											
Heated Area: 1482											
HX Base Yr											
FGR 2016 BAS 2016											
BLD DATE 06/11/2018 KK LGL DATE											
XF DATE LAND DATE											
INC DATE AG DATE											

TOTAL OB/XF											
22,525											
GUM ST, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY					PAGE 1 of 2		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				581,246			
TOTAL MARKET OB/XF VALUE				22,525			
TOTAL LAND VALUE - MARKET				127,413			
TOTAL MARKET VALUE				731,184			
SOH/AGL Deduction				0			
ASSESSED VALUE				731,184			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				731,184			
TOTAL JUST VALUE				731,184			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				718,471			

[illegible]