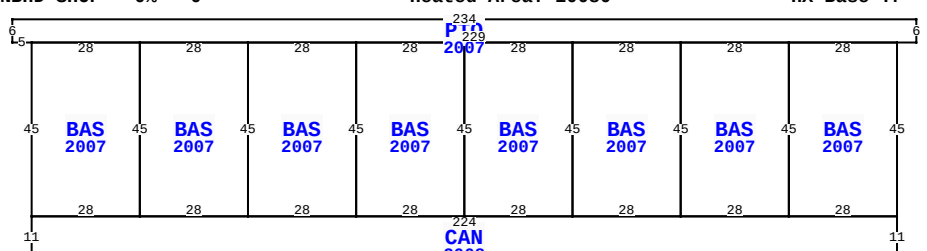


DIEU RANDY/
2450 E 23RD ST
LOS ANGELES, CA 90058

01-2N-27-0000-0003-0250

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	17	CB STUCCO 80								1602	04	10,889	114.3219	121.75	1,325,736	2007	2007		0	0	16.00	84.00	VALUATION BY																
Exterior Wall	28	GLASS THRM 20								1 NBHD SHOP - 0% - 0														STANDARD															
Roof Structure	04	WOOD TRUSS 100								Heated Area: 10080														Tax Group: 4															
Roof Cover	03	COMP SHNGL 100								HX Base Yr														Tax Dist:															
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE															
Interior Floor	14	CARPET 60																						TOTAL MARKET OB/XF VALUE															
Interior Floor	07	CORK/VTILE 40																						TOTAL MARKET VALUE															
Ceiling	01	FIN.SUSPD 100																						TOTAL LAND VALUE - MARKET															
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE															
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction															
Fixtures		29 100																						ASSESSED VALUE															
Frame	03	MASONRY 100																						TOTAL EXEMPTION VALUE															
Story Height		14 100																						BASE TAXABLE VALUE															
RMS		16 100																						TOTAL JUST VALUE															
Stories	1.	1. 100																						NCON VALUE															
Units	00	0 100																						INCOME VALUE															
Occupancy	00	NONE 100																						PREVIOUS YEAR MKT VALUE															
Quality	04	Quality Level 04																																					
DOR CODE	1600	COMMUNITY SHOPPING																																					
MAP NUM		MKT AREA																						04															
NEIGHBORHOOD/LOC	4002.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,260	100	1,260	128,860																																			
BAS	1,260	100	1,260	128,860																																			
BAS	1,260	100	1,260	128,860																																			
BAS	1,260	100	1,260	128,860																																			
BAS	1,260	100	1,260	128,860																																			
BAS	1,260	100	1,260	128,860																																			
BAS	1,260	100	1,260	128,860																																			
BAS	1,260	100	1,260	128,860																																			
CAN	2,464	30	739	75,577																																			
PTO	1,404	5	70	7,159																																			
TOTALS	13,948		10,889	1,113,618																																			
EXTRA FEATURES					95742 AMELIA CONCOURSE, FERNANDINA BEACH															BLD DATE					LGL DATE					12/13/2018					KK				
																				YE DATE					LAND DATE														
																				INC DATE					AG DATE														
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	0803	ASPHALT C	0	0	0	0			23,000.00	SF	2.00				2.00	100	2007	2007	3	60		27,600																	
2	0811	CONCRETE B	0	0	0	0			678.00	SF	5.20				5.20	100	2007	2007	3	88		3,103																	
3	0400	CONC CURB	0	0	0	0			841.00	LF	15.00				15.00	100	2007	2007	3	91		11,480																	
4	0424	CL FNC 6'	0	0	0	0			575.00	LF	23.00				23.00	100	2007	2007	3	72		9,522																	
5	0463	FENCE GATE	0	0	0	0			4.00	UT	345.00				345.00	100	2007	2007	3	72		994																	
6	0978	SECURTY LT	0	0	0	0			8.00	UT	225.00				225.00	100	2007	2007	3	72		1,296																	
7	4950	BOLLARD	0	0	0	0			2.00	UT	100.00				100.00	100	2007	2007	3	100		200																	
9	1126	CB/STC 8"	0	0	30	6			180.00	SF	8.00				8.00	100	2007	2007	3	88		1,267																	
10	0810	CONCRETE A	0	0	10	10			100.00	SF	6.50				6.50	100	2007	2007	3	88		572																	
					</td>																																		

LAND DESCRIPTION										TOTAL OB/XF										56,034									
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	001610	C	SH CTR NHD		0	0003	PUD	0.00	0.00	93,654.00	SF		1.00	1.00	1.00	3.00	3.00	280,962											