

FIRST COAST MOVING & STORAGE CO
PO BOX 6062
FERNANDINA BEACH, FL 32035-6062

06-2N-28-0000-0001-004L

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	25	MOD METAL 100								4804	06	9,600	81.3891	32.15	308,640	2001	2001	0	0	0	27.50	72.50	VALUATION BY								STANDARD																								
Roof Structur	10	STEEL FRME 100								1 MINI WAREH - 0% - 0										Heated Area: 9600										HX Base Yr										Tax Group: 2								Tax Dist:							
Roof Cover	12	MODULAR MT 100																												BUILDING MARKET VALUE								223,764																	
Interior Wall	01	MINIMUM 100																												TOTAL MARKET OB/XF VALUE								27,718																	
Interior Floo	03	CONC FINSH 100																												TOTAL LAND VALUE - MARKET								108,900																	
Ceiling	02	F.NOT SUS 100																												TOTAL MARKET VALUE								360,382																	
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction								13,270																	
Heating Type	01	NONE 100																												ASSESSED VALUE								347,112																	
Plumbing		0 100																												TOTAL EXEMPTION VALUE								0																	
Frame	05	STEEL 100																												BASE TAXABLE VALUE								347,112																	
Story Height		10 100																												TOTAL JUST VALUE								360,382																	
RMS		64 100																												NCON VALUE								0																	
Stories	1.	1. 100																												INCOME VALUE																									
Class	00	. 100																												PREVIOUS YEAR MKT VALUE								373,389																	
Units		0 100																																																					
Occupancy	00	NONE 100																																																					
Quality		03	Quality Level 03																																																				
DOR CODE		4840	MINI STORAGE																																																				
MAP NUM			MKT AREA																																																				
NEIGHBORHOOD/LOC		1010	00																																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																			
BAS	9,600	100	9,600	223,764																																																			
TOTALS		9,600		9,600	223,764																																																		
EXTRA FEATURES										3429 CESSNA LN, FERNANDINA BEACH										BLD DATE		03/07/2019		KK		LGL DATE				03/07/2019		KK																							
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	11,634.00	SF	2.00	2.00	100	2001	2001	3	50	11,634																																							
2	0810	CONCRETE A	0	0	0	0	207.00	SF	6.50	6.50	100	2001	2001	3	80	1,076																																							
3	0400	CONC CURB	0	0	0	0	564.00	LF	15.00	15.00	100	2001	2001	3	85	7,191																																							
4	0430	CL FNC 6B	0	0	0	0	389.00	LF	9.70	9.70	100	2001	2001	3	55	2,075																																							
5	0810	CONCRETE A	0	0	13	12	156.00	SF	6.50	6.50	100	2001	2001	3	80	811																																							
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	55	330																																							
7	0467	FNC GT 25'	0	0	0	0	2.00	UT	875.00	875.00	100	2001	2001	3	55	963																																							
8	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2001	2001	3	55	1,711																																							
9	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	2001	2001	3	55	1,485																																							
10	0443	STK FNC 6'	0	0	36	0	36.00	LF	10.00	10.00	100	2003	2003	3	21	76																																							
LAND DESCRIPTION										TOTAL OB/XF										27,352																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																															
1	004800	C	WAREHOUSE	0		I-1	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	2.50	2.50	108,900																																						

[illegible]