



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	2	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	2	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,897	100	1,897	99,100
BAS	112	100	112	5,851
CAN	105	30	32	1,672
PTO	180	5	9	470
UCP	170	20	34	1,776
UST	840	40	336	17,553

TOTALS	3,304		2,420	126,421
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0424	CL FNC 6'	0	0	0	219.00	LF	20.00	20.00	100	1982
2	0680	POLE SHED	0	0	24	480.00	SF	10.00	10.00	100	1990
3	0972	ST LGHT UN	0	0	0	1.00	UT	2,530.00	2,530.00	100	1982
4	0810	CONCRETE A	0	0	14	236.00	SF	6.50	6.50	100	1982
5	0463	FENCE GATE	0	0	0	4.00	UT	300.00	300.00	100	1982
6	0803	ASPHALT C	0	0	0	2,477.00	SF	2.00	2.00	100	1999

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	001100	C	STORE 1FLR	0		CG	95.00	150.00	17,161.09	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	2,420	73.3162	104.48	252,842	1982	1982	0	0	50.00	50.00
1 RETAILSTOR - 0% - 0						Heated Area: 2009		HX Base Yr			
5210 FIRST COAST HWY FERNANDINA BEACH						BLD DATE 11/29/2018		KK	LGL DATE		
						XF DATE 11/29/2018		KK	LAND DATE		11/29/2018
											KK

TOTAL OB/XF											
5,642											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		126,421	
TOTAL MARKET OB/XF VALUE		5,642	
TOTAL LAND VALUE - MARKET		247,120	
TOTAL MARKET VALUE		379,183	
SOH/AGL Deduction		0	
ASSESSED VALUE		379,183	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		379,183	
TOTAL JUST VALUE		379,183	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		382,799	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1945/0640	10/24/2014	PR U	I	I	19	100	
GRANTOR: ISBELL WENDY LEE P/R							
GRANTEE: ISBELL WENDY LEE &							
0881/1996	5/06/1999	WD Q	I			206,000	
GRANTOR: LANSDELL ROBERT III &							
GRANTEE: PALMISANO RALPH & M							

BUILDING NOTES											

BUILDING DIMENSIONS											
UCP=[YR=1993] W10 UST=[YR=1993] W42 S20 BAS=[YR=1994] S16 BAS=[YR=1993] S6 E7 S31 CAN=[YR=1993] S3 E35 N3 W35\$ E35 N38 PTO=[YR=1994] E10 N18 W10 S18 \$ N15 W35 S16 W7 \$ E7 N16 W7 \$ E42 N20 \$ S17 E10 N17 \$.											