

**COWFORD HOLDINGS LLC/
PO BOX 52085 DC-17
PHOENIX, AZ 85072-2085**

27-2N-28-0000-0002-0000

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	20	FACE BRICK 70								1402	04	7,005	123.9000	157.35	1,102,237	1996	1996		0	0	28.00	72.00	VALUATION BY																								
Exterior Wall	15	CONC BLOCK 30								1 CONVSTORE - 0% - 0														Heated Area: 6328								HX Base Yr								STANDARD							
Roof Structur	09	RIDGE FRME 100																														Tax Group: 4								Tax Dist:							
Roof Cover	04	BUILT-UP 100																														BUILDING MARKET VALUE								793,611							
Interior Wall	05	DRYWALL 100																														TOTAL MARKET OB/XF VALUE								141,144							
Interior Floo	11	CLAY TILE 100																														TOTAL LAND VALUE - MARKET								920,180							
Ceiling	01	FIN.SUSPD 100																														TOTAL MARKET VALUE								1,854,935							
Air Condition	03	CENTRAL 100																														SOH/AGL Deduction								533,642							
Heating Type	04	AIR DUCTED 100																														ASSESSED VALUE								1,321,293							
Fixtures	19	100																														TOTAL EXEMPTION VALUE								0							
Frame	03	MASONRY 100																														BASE TAXABLE VALUE								1,321,293							
Story Height		14 100																														TOTAL JUST VALUE								1,854,935							
RMS		9 100																														NCON VALUE								0							
Stories	1.	1. 100																														INCOME VALUE															
Units		0 100																														PREVIOUS YEAR MKT VALUE								1,752,486							
BUD8 Adjustme	04	DIST 01 100																																													
Occupancy	00	NONE 100																																													
Quality	03	Quality Level 03																																													
DOR CODE	1410	CONVENIENCE STORES																																													
MAP NUM		MKT AREA								04																																					
NEIGHBORHOOD/LOC	4002.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	5,490	100	5,490	621,973																																											
BAS	838	100	838	94,938																																											
FDU	1,113	60	668	75,679																																											
PTO	17	5	1	113																																											
PTO	164	5	8	906																																											
TOTALS	7,622		7,005	793,611																																											
EXTRA FEATURES					474328 SR 200, FERNANDINA BEACH										BLD DATE		11/27/2019		KK		LGL DATE				11/27/2019		KK																				
											XF DATE		11/27/2019		KK		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	0400	CONC CURB	0	0	0	0	1,211.00	LF	15.00	15.00	100	1996	1996	3	79	14,350																															
2	0524	PUMP ISLND	0	0	0	0	192.00	SF	4.50	4.50	100	1996	1996	3	91	786																															
3	0812	CONCRETE C	0	0	0	0	25,095.00	SF	4.00	4.00	100	1996	1996	3	72	72,274																															
4	0856	POROUS CC	0	0	0	0	6,414.00	SF	2.50	2.50	100	1996	1996	3	72	11,545																															
5	0965	SPRINK FIRE	0	0	0	0	5.00	UT	240.00	240.00	100	1996	1996	3	72	864																															
6	0972	ST LGHT UN	0	0	0	0	10.00	UT	2,530.00	2,530.00	100	1996	1996	3	40	10,120																															
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1996	1996	3	40	200																															
8	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	1996	1996	3	20	160																															
9	4950	BOLLARD	0	0	0	0	9.00	UT	100.00	100.00	100	1996	1996	3	100	900																															
10	0978	SECURTY LT	0	0	0	0	13.00	UT	450.00	450.00	100	1996	1996	3	40	2,340																															
LAND DESCRIPTION															TOTAL OB/XF					113,539																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																							
1	001410	C	CONV STORE		0	0004	CG	0.00	0.00	46,009.00	SF		1.00	1.00	1.00	20.00	20.00	920,180																													

[illegible]