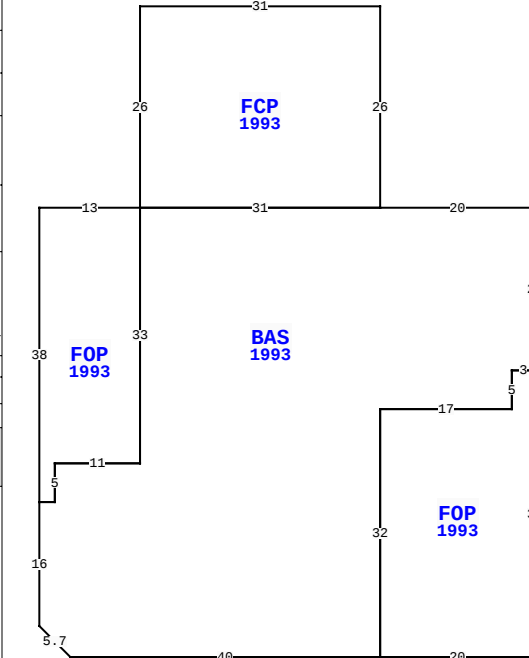


**SCW CALLAHAN LLC/
531 S 6TH ST
FERNANDINA BEACH, FL 32034**

29-2N-25-0000-0013-0020

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	AP	NORM	% COND	STANDARD																		
Exterior Wall	17	CB STUCCO	100	1101	04	3,180	106.0800	151.16	480,689	1983	1983	0	0	30	50.00	20.00	VALUATION BY																
Roof Structure	09	RIDGE FRME	100	1 RETAILSTOR - 0% - 0										Heated Area: 2610										HX Base Yr									
Roof Cover	04	BUILT-UP	100											Tax Group: 1										Tax Dist:									
Interior Wall	05	DRYWALL	100											BUILDING MARKET VALUE										96,138									
Interior Floor	14	CARPET	60											TOTAL MARKET OB/XF VALUE										52,753									
Interior Floor	11	CLAY TILE	40											TOTAL LAND VALUE - MARKET										756,320									
Ceiling	01	FIN.SUSPD	100											TOTAL MARKET VALUE										905,211									
Air Condition	04	ROOF TOP	100											SOH/AGL Deduction										333,586									
Heating Type	04	AIR DUCTED	100											ASSESSED VALUE										571,625									
Fixtures	03	MASONRY	100											TOTAL EXEMPTION VALUE										0									
Frame	03	MASONRY	100											BASE TAXABLE VALUE										571,625									
Story Height	12	100	TOTAL JUST VALUE											905,211																			
RMS	4	100	NCON VALUE										0																				
Stories	1.	1. 100	INCOME VALUE										2,869,960																				
Units	0	100	PREVIOUS YEAR MKT VALUE										909,080																				
BUD8 Adjustme	01	DIST CA	100																														
Occupancy	00	NONE	100																														
Quality	03	Quality Level	03																														
DOR CODE	1100	STORES, 1 STORY																															
MAP NUM		MKT AREA	07																														
NEIGHBORHOOD/LOC	1290.100																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,610	100	2,610	78,906																													
FCP	806	30	242	7,316																													
FOP	439	30	132	3,991																													
FOP	655	30	196	5,925																													
TOTALS	4,510		3,180	96,138																													
EXTRA FEATURES				450066 SR 200, CALLAHAN																													
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