

DAVE TURNER INC
474390 E.STATE RR ROAD 200
FERNANDINA BEACH, FL 32034

40-2N-28-0000-0037-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 4																														
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																												
Exterior Wall	15	CONC BLOCK 100								2501	04	986	104.8950	89.95	88,691	1973	1973	0	0	50.00	50.00	VALUATION BY																												
Roof Structure	04	WOOD TRUSS 100								1 SERV SHOP - 0% - 0										Heated Area: 960										HX Base Yr										STANDARD										
Roof Cover	03	COMP SHNGL 100																												Tax Group: 4										Tax Dist:										
Interior Wall	04	PLYWOOD 100																												BUILDING MARKET VALUE										1,031,646										
Interior Floor	11	CLAY TILE 100																												TOTAL MARKET OB/XF VALUE										66,701										
Ceiling	01	FIN.SUSPD 100																												TOTAL LAND VALUE - MARKET										895,620										
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE										1,993,967										
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction										798,126										
Fixtures		3 100																												ASSESSED VALUE										1,195,841										
Frame	03	MASONRY 100																												TOTAL EXEMPTION VALUE										0										
Story Height		8 100																												BASE TAXABLE VALUE										1,195,841										
RMS		2 100																												TOTAL JUST VALUE										1,993,967										
Stories	1.	1. 100																												NCON VALUE										0										
Units		0 100																												INCOME VALUE										14,645,644										
BUD8 Adjustme	04	DIST 01 100																												PREVIOUS YEAR MKT VALUE										2,043,051										
Occupancy	00	OWNER OCC 100																																																
Quality		03	Quality Level 03																																															
DOR CODE		2500	REPAIR SERVICE																																															
MAP NUM			MKT AREA																												04																			
NEIGHBORHOOD/LOC		4002.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
AOF	192	100	192	8,635																																														
BAS	80	100	80	3,598																																														
BAS	688	100	688	30,943																																														
CAN	40	30	12	540																																														
UST	36	40	14	630																																														
TOTALS		1,036	986	44,346																																														
EXTRA FEATURES					474390 EAST SR 200, FERNANDINA BEACH															BLD DATE 01/11/2019					KK					LGL DATE					01/11/2019					KK										
																				XF DATE 01/11/2019					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	0810	CONCRETE A	0	0	10	10			100.00	SF	6.50			6.50	100	1985	1985	3	47	306																														
2	0443	STK FNC 6'	0	0	0	0			350.00	LF	10.00			10.00	100	1989	1989	3	20	700																														
3	0962	SKYLIGHT	0	0	0	0			5.00	UT	250.00			250.00	100	1995	1995	3	70	875																														
4	0803	ASPHALT C	0	0	0	0			28,855.00	SF	2.00			2.00	100	2005	2005	3	56	32,318																														
5	0402	CONC BUMPE	0	0	0	0			40.00	UT	25.00			25.00	100	2005	2005	3	89	890																														
6	0972	ST LGHT UN	0	0	0	0			3.00	UT	2,530.00			2,530.00	100	2005	2005	3	66	5,009																														
7	0803	ASPHALT C	0	0	0	0			8,043.00	SF	2.00			2.00	100	1985	1985	3	50	8,043																														
8	0475	VF 4 SBPL	0	0	0	0			20.00	LF	14.00			14.00	100	2005	2005	3	66	185																														
9	0469	VF LATTIC	0	0	0	0			20.00	SF	5.50			5.50	100	2005	2005	3	66	73																														
10	6001	ROLLUP DR	0	0	0	0			8.00	UT	400.00			400.00	100	2005	2005	3	24	768																														
LAND DESCRIPTION					TOTAL OB/XF 49,167																																													
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	002500	C	SRVC SHOPS	0	0004	CG	0.00	0.00	89,562.00	SF		1.00	1.00	1.00	10.00	10.00	895,620																																	

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