

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																					
Exterior Wall	05	AVERAGE 50								1101	04	5,100	105.3303	150.10	765,510	1969	1980	0	0	0	50.00	50.00	VALUATION BY								STANDARD												
Exterior Wall	19	COMMON BRK 50								2 RETAILSTOR - 0% - 0										Heated Area: 3311										HX Base Yr										Tax Group: 4		Tax Dist:	
Roof Structure	04	WOOD TRUSS 100																												BUILDING MARKET VALUE										486,776			
Roof Cover	03	COMP SHNGL 100																												TOTAL MARKET OB/XF VALUE										103,926			
Interior Wall	04	PLYWOOD 100																												TOTAL LAND VALUE - MARKET										989,680			
Interior Floor	11	CLAY TILE 100																												TOTAL MARKET VALUE										1,580,382			
Ceiling	01	FIN.SUSPD 100																												SOH/AGL Deduction										0			
Air Condition	03	CENTRAL 100																												ASSESSED VALUE										1,580,382			
Heating Type	04	AIR DUCTED 100																												TOTAL EXEMPTION VALUE										0			
Fixtures	15	100																												BASE TAXABLE VALUE										1,580,382			
Frame	03	MASONRY 100																												TOTAL JUST VALUE										1,580,382			
Common Wall		18 100																												NCON VALUE										0			
Story Height		10 100																												INCOME VALUE													
RMS		5 100																												PREVIOUS YEAR MKT VALUE										1,594,495			
Stories	1.	1. 100																																									
Units	0	0 100																																									
BUD8 Adjustme	04	DIST 01 100																																									
Occupancy	00	NONE 100																																									
Quality	03	Quality Level 03																																									
DOR CODE	1200	STORE/OFFICE/RESID																																									
MAP NUM		MKT AREA																																						04			
NEIGHBORHOOD/LOC	4001	.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	3,003	100	3,003	225,375																																							
BAS	308	100	308	23,116																																							
CAN	1,353	30	406	30,471																																							
CDN	3,116	35	1,091	81,880																																							
FST	583	50	292	21,915																																							
TOTALS	8,363		5,100	382,755																																							
EXTRA FEATURES					462536 SR 200, YULEE																																						
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	24,853.00	SF	2.00	2.00	100	1998	1998	3	50	24,853																												
2	0972	ST LGHT UN	0	0	0	3.00	UT	2,530.00	2,530.00	100	1998	1998	3	45	3,416																												
3	0811	CONCRETE B	0	0	0	1,849.00	SF	5.20	5.20	100	1998	1998	3	75	7,211																												
4	0511	GARAGE CB-	0	0	8	64.00	SF	40.00	40.00	100	1986	1986	3	49.5	1,267																												
5	0402	CONC BUMPE	0	0	0	15.00	UT	25.00	25.00	100	1998	1998	3	81	304																												
6	0524	PUMP ISLND	0	0	8	24.00	SF	4.50	4.50	100	1998	1998	3	93	100																												
7	4950	BOLLARD	0	0	0	10.00	UT	100.00	100.00	100	1998	1998	3	100	1,000																												
8	0975	ST LT/ARM	0	0	0	2.00	UT	500.00	500.00	100	1998	1998	3	45	450																												
9	1131	REINFR 8	0	0	281	2	562.00	SF	6.30	100	1998	1998	3	93	3,293																												
10	0446	BOX FNC 6'	0	0	0	15.00	LF	28.00	28.00	100	1998	1998	3	20	84																												
LAND DESCRIPTION					TOTAL OB/XF 41,978																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	001200	C	STORE COMB	0	0004	CHT	0.00	0.00	123,710.00	SF		1.00	1.00	1.00	8.00	8.00	989,680																										

FLORIDA CITRUS CENTER INC/
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OXFORD, FL 34484

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