

**MASSIS KANAAN K & NARIMAN/
3902 COVE ST JOHN
JACKSONVILLE, FL 32277**

49-2N-25-4100-0002-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND											
Exterior Wall	05	AVERAGE 50								1602	04	7,838	89.7750	95.61	749,391	1955	1955	0	0	15	50.00	35.00	VALUATION BY										
Exterior Wall	17	CB STUCCO 50								1 NBHD SHOP - 0% - 0														Heated Area: 7368									
Roof Structure	09	RIDGE FRME 100																						HX Base Yr									
Roof Cover	04	BUILT-UP 100																															
Interior Wall	05	DRYWALL 80																															
Interior Wall	06	CUST PANEL 20																															
Interior Floor	14	CARPET 60																															
Interior Floor	11	CLAY TILE 40																															
Ceiling	02	F.NOT SUS 100																															
Air Condition	04	ROOF TOP 100																															
Heating Type	04	AIR DUCTED 100																															
Fixtures		19 100																															
Frame	03	MASONRY 100																															
Story Height		10 100																															
RMS		14 100																															
Stories	2.	2. 100																															
Units		0 100																															
BUD8 Adjustme	06	DIST 1D 100																															
Quampany	00	ONE1190Level 02																															
DOR CODE	1600	COMMUNITY SHOPPING																															
MAP NUM		MKT AREA																						07									
NEIGHBORHOOD/LOC		1290.100																															
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
APT		800	100	800	26,771																												
BAS		6,568	100	6,568	219,788																												
CAN		754	30	226	7,563																												
FOP		80	30	24	803																												
FST		424	50	212	7,094																												
STR		84	10	8	268																												
TOTALS		8,710		7,838	262,287																												
EXTRA FEATURES					542101 US HWY 1, CALLAHAN										BLD DATE 10/02/2020 KK					LGL DATE 10/02/2020 KK					10/02/2020 KK								
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	0	7,306.00	SF 1.40	100	1990	1990	3	50	5,114																			
2	0810	CONCRETE A	0	0	0	0	312.00	SF 6.50	100	1985	1985	3	47	953																			
3	0418	EXHST FAN	0	0	0	0	1.00	UT 400.00	100	1990	1990	3	20	80																			
4	4950	BOLLARD	0	0	0	0	11.00	UT 100.00	100	1990	1990	3	100	1,100																			
5	0461	IRON FENCE	0	0	16	0	64.00	SF 8.50	100	1990	1990	3	68	370																			
6	0978	SECURTY LT	0	0	0	0	2.00	UT 450.00	100	2005	2005	3	66	594																			
LAND DESCRIPTION																TOTAL OB/XF 8,211																	
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	001610	C	SH CTR NHD	0		CH	0.00	0.00	33,367.00	SF		1.00	1.00	1.00	7.00	7.00	233,569																