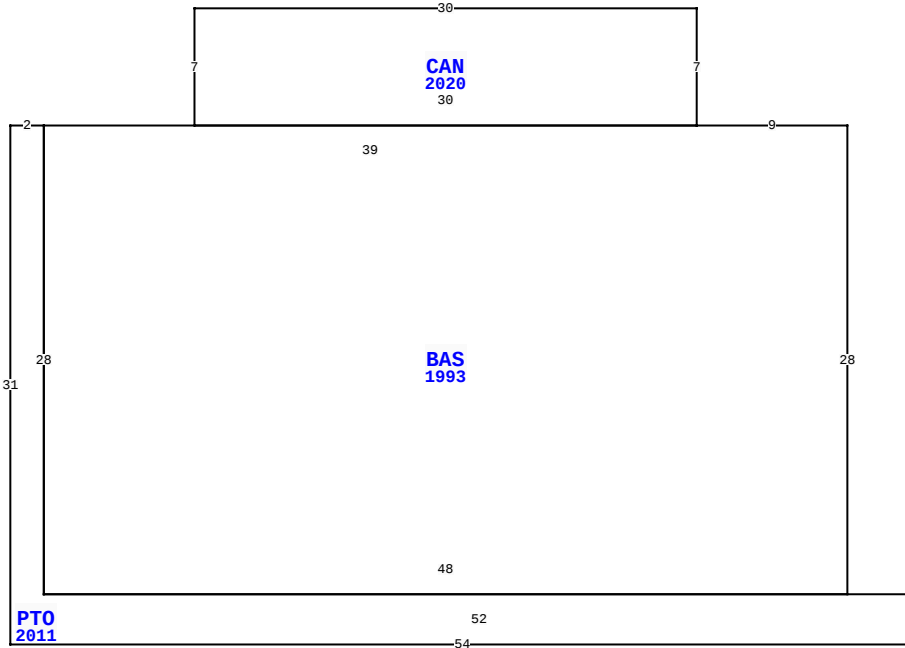


EVANS COMMERCIAL HOLDINGS LLC
2169 NATURES GATE CT S
FERNANDINA BEACH, FL 32034

50-3N-27-4720-0077-0000

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	NORM	% COND	VALUATION BY	STANDARD																			
Exterior Wall	17	CB	STUCCO	70	1101	04	1,418	102.8632	146.58	207,850	1961	1985	0	0	0	50.00	50.00	Tax Group: 4	Tax Dist:															
Exterior Wall	15	CONC	BLOCK	30	1 RETAILSTOR - 0% - 2023										Heated Area: 1344										HX Base Yr									
Roof Structure	02	SHED	100											BUILDING MARKET VALUE										103,925										
Roof Cover	03	COMP	SHNGL											100	TOTAL MARKET OB/XF VALUE										4,029									
Interior Wall	05	DRYWALL	60											TOTAL LAND VALUE - MARKET										90,000										
Interior Wall	04	PLYWOOD	40											TOTAL MARKET VALUE										197,954										
Interior Floo	05	ASPH	TILE											60	SOH/AGL Deduction										0									
Interior Floo	14	CARPET	40											ASSESSED VALUE										197,954										
Ceiling	01	FIN.	SUSPD											100	TOTAL EXEMPTION VALUE										0									
Air Condition	03	CENTRAL	100											BASE TAXABLE VALUE										197,954										
Heating Type	04	AIR DUCTED	100											TOTAL JUST VALUE										197,954										
Fixtures	5	100	NCON VALUE											0																				
Frame	03	MASONRY	100	INCOME VALUE																														
Story Height	14	100	PREVIOUS YEAR MKT VALUE										200,888																					
RMS	3	100																																
Stories	1.	1.	100																															
Units	0	100																																
BUD8 Adjustme	04	DIST	01	100																														
Qualiphy	00	OWNERS	00	00																														
DOR CODE	1100	STORES, 1 STORY																																
MAP NUM											MKT AREA										04													
NEIGHBORHOOD/LOC	4051.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,344	100	1,344	98,502																														
CAN	210	30	63	4,618																														
PTO	218	5	11	806																														
TOTALS	1,772		1,418	103,925																														
EXTRA FEATURES					851008 US HWY 17, 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	0812	CONCRETE C	0	0	0	1,083.00	SF	4.00	4.00	100	1965	1965	3	20	866																			
2	0803	ASPHALT C	0	0	0	3,409.00	SF	1.00	1.00	100	1980	1980	3	50	1,705																			
3	0098	AWNING MTL	0	0	62	3	186.00	SF	13.00	100	1992	1992	3	20	484																			
4	0810	CONCRETE A	0	0	0	479.00	SF	6.50	6.50	100	1965	1965	3	20	623																			
5	0978	SECURTY LT	0	0	0	2.00	UT	337.50	337.50	100	2000	2000	3	52	351																			
TOTAL OB/XF 4,029																																		
LAND DESCRIPTION																																		
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	001100	C	STORE 1FLR	0	0004	CG	200.00	150.00	30,000.00	SF		1.00	1.00	1.00	3.00	3.00	90,000																	
REVIEW DATE 09/03/2020 BY KK Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS																																		