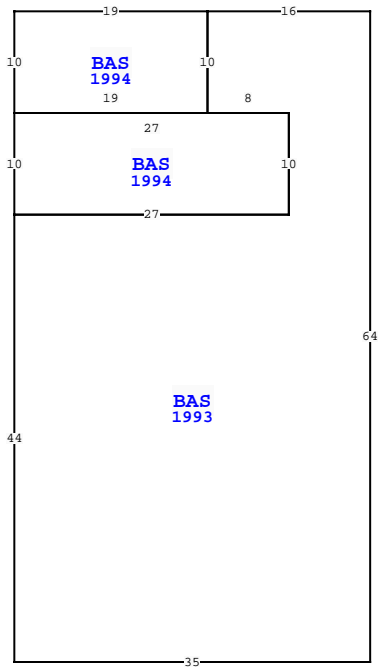


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	70
Exterior Wall	28	GLASS THRM	30
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	04	PLYWOOD	100
Interior Floor	11	CLAY TILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures		10	100
Frame	03	MASONRY	100
Story Height		11	100
RMS		2	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,780	100	1993
BAS	190	100	1994
BAS	270	100	1994
TOTALS	2,240		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	CONVSTORE	- 0%	- 0		339,315	1989	1989	0	0	45.50	54.50
Heated Area: 2240 HX Base Yr											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	184,927		
TOTAL MARKET OB/XF VALUE	129,692		
TOTAL LAND VALUE - MARKET	600,950		
TOTAL MARKET VALUE	915,569		
SOH/AGL Deduction	176,464		
ASSESSED VALUE	739,105		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	739,105		
TOTAL JUST VALUE	915,569		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	921,515		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161641	SIGN	2,500	06/01/2016
20161359	REMODEL - INTERIO	68,414	05/12/2016
20160427	RE-DECK CANOPY	45,425	02/17/2016
20160428	DISCONNECT ELECTR	250	02/17/2016
20111195	SIGN	600	07/22/2011
20110678	REMODEL	1,800	05/03/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1989/0861	6/30/2015	WD	Q	I	01	550,000
GRANTOR: FERNANDINA BEACH PROP						
GRANTEE: CROW'S NEST LLC						
1626/1059	6/19/2009	WD	Q	I	01	764,100
GRANTOR: BUCHANAN PETROLEUM IN						
GRANTEE: FERNANDINA BEACH PR						

EXTRA FEATURES																	
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	0	25,430.00	SF	4.00	4.00	100	1989	1989	3	54.5	55,437	
2	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	1989	1989	3	26	3,289	
3	0400	CONC CURB	0	0	0	0	648.00	LF	15.00	15.00	100	1989	1989	3	64	6,221	
4	0524	PUMP ISLND	0	0	0	0	192.00	SF	4.50	4.50	100	1989	1989	3	84	726	
5	0920	CWALL-WD/M	0	0	0	0	400.00	LF	195.00	195.00	100	2004	2004	3	21	16,380	
6	0424	CL FNC 6'	0	0	0	0	340.00	LF	10.00	10.00	100	2005	2005	3	64	2,176	
7	0803	ASPHALT C	0	0	0	0	1,353.00	SF	2.00	2.00	100	2006	2006	3	56	1,515	
8	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1989	1989	3	100	400	
9	1100	VAC SYSTEM	0	0	0	0	2.00	UT	800.00	800.00	100	2002	2002	3	20	320	
10	4310	CANOPIES F	0	0	118	40	4,720.00	UT	22.75	22.75	100	2012	2012	3	40	42,952	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001410	C	CONV STORE	0	0003	C-2	170.00	202.00	34,340.00	SF		1.00	1.00	1.00	17.50	17.50	600,950							

