

NORTH FLORIDA SHIPPING INC/
PO BOX 15520
FERNANDINA BEACH, FL 32035

00-00-30-044B-0095-0020

[illegible]

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BUILDING CHARACTERISTICS																			MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				8								
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		AP		NORM		% COND		VALUATION SUMMARY																			
Exterior Wall		20		FACE BRICK 100		1701		04		3,488		96.7200		135.89		473,984		1989		1995		0		0		45		32.00		23.00		VALUATION BY										STANDARD									
Roof Structur		04		WOOD TRUSS 100		3		OFFICE		- 0%		- 0				Heated Area: 3467										HX Base Yr		Tax Group: 8										Tax Dist:													
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE										130,699									
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE										190,182									
Interior Floo		14		CARPET 80																												TOTAL LAND VALUE - MARKET										1,452,612									
Interior Floo		11		CLAY TILE 20																												TOTAL MARKET VALUE										1,773,493									
Ceiling		01		FIN.SUSPD 100																												SOH/AGL Deduction										273,598									
Air Condition		03		CENTRAL 100																												ASSESSED VALUE										1,499,895									
Heating Type		04		AIR DUCTED 100																												TOTAL EXEMPTION VALUE										0									
Fixtures		5		100																												BASE TAXABLE VALUE										1,499,895									
Frame		03		MASONRY 100																												TOTAL JUST VALUE										1,773,493									
Story Height				9 100																												NCON VALUE										0									
RMS				7 100																												INCOME VALUE																			
Stories		1.		1. 100																												PREVIOUS YEAR MKT VALUE										1,645,940									
Units				0 100																																															
Occupancy		00		OWNER OCC 100																																															
Quality		03		Quality Level 03																																															
DOR CODE		4200		HEAVY MANUFACTURE																																															
MAP NUM				MKT AREA																																															
NEIGHBORHOOD/LOC		2002.00																																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		3,467		100		1993		3,467		108,360																																									
CAN		18		30		1993		5		156																																									
UST		40		40		1993		16		500																																									
TOTALS		3,525						3,488		109,016				</																																					