

ZT HOLDINGS #03 LLC
3948 3RD ST S #361
JACKSONVILLE BEACH, FL 32250

00-00-30-044B-0105-0012

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY									
Exterior Wall	12	CEDAR 80	2101	04	6,233	125.4066	211.31	1,317,095	2003	2003	20	0	0	18.00	62.00	VALUATION BY		DIRECT_CAP							
Exterior Wall	28	GLASS THRM 20	1 RSTARANT 1 - 0% - 0													Heated Area: 5481				HX Base Yr					
Roof Structure	04	WOOD TRUSS 100																							
Roof Cover	11	SLATE 100																							
Interior Wall	06	CUST PANEL 100																							
Interior Floor	11	CLAY TILE 50																							
Interior Floor	14	CARPET 50																							
Ceiling	02	F.NOT SUS 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Fixtures		27 100																							
Frame	02	WOOD FRAME 100																							
Story Height		10 100																							
RMS		5 100																							
Stories	1.	1. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality	03	Quality Level 03																							
DOR CODE	2100	RESTAURANTS/CAFE																							
MAP NUM		MKT AREA																							
NEIGHBORHOOD/LOC	2022.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	5,422	100	2004	5,422	710,348																				
CAN	396	30	2003	119	15,591																				
CAN	180	30	2004	54	7,075																				
CAN	800	30	2016	240	31,443																				
DCK	1,194	10	2003	119	15,591																				
DCK	480	10	2007	48	6,289																				
FAT	295	20	2003	59	7,730																				
FST	110	50	2003	55	7,206																				
ULP	140	15	2003	21	2,752																				
ULP	148	15	2003	22	2,882																				
TOTALS	9,456			6,233	816,599																				
EXTRA FEATURES						960062 GATEWAY BLVD, FERNANDINA BEACH																			
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	18,020.00	SF	2.00	2.00	100	2003	2003	3	50	18,020										
2	0400	CONC CURB	0	0	0	660.00	LF	15.00	15.00	100	2003	2003	3	86	8,514										
3	0402	CONC BUMPE	0	0	0	5.00	UT	25.00	25.00	100	2003	2003	3	86	108										
4	0811	CONCRETE B	0	0	0	995.00	SF	5.20	5.20	100	2003	2003	3	82	4,243										
5	0810	CONCRETE A	0	0	0	227.00	SF	6.50	6.50	100	2003	2003	3	82	1,210										
6	0810	CONCRETE A	0	0	0	251.00	SF	6.50	6.50	100	2003	2003	3	82	1,338										
7	1126	CB/STC 8"	0	0	0	279.00	SF	8.00	8.00	100	2003	2003	3	82	1,830										
8	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2003	2003	3	58	348										
9	0810	CONCRETE A	0	0	0	350.00	SF	6.50	6.50	100	2003	2003	3	82	1,866										
10	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	86	1,720										
LAND DESCRIPTION						TOTAL OB/XF										39,197									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	002100	C	RESTAURANT	0	0004	C-2	0.00	0.00	53,143.00	SF		1.00	1.00	1.00	10.00	10.00	531,430								
																					</				

ZT HOLDINGS #03 LLC
3948 3RD ST S #361
JACKSONVILLE BEACH, FL 32250

00-00-30-044B-0105-0012

[illegible]

ZT HOLDINGS #03 LLC
3948 3RD ST S #361
JACKSONVILLE BEACH, FL 32250

00-00-30-044B-0105-0012

[illegible]