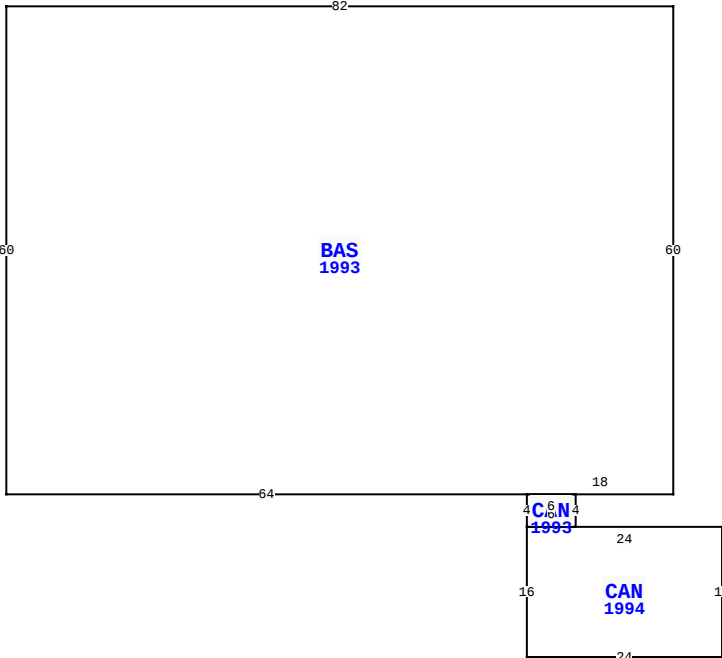


KRAFT ATHLETIC CLUB
961023 BUCCANEER TRAIL
FERNANDINA BEACH, FL 32034

00-00-30-0760-0034-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY																													
Exterior Wall	15	CONC BLOCK 100								0303	04	5,042	61.7738	67.33	339,478	1962	1962	0	0	0	34.00	66.00	VALUATION BY				STANDARD												
Roof Structur	10	STEEL FRME 100								1 CLUB HOUSE - 0% - 0										Heated Area: 4920										HX Base Yr									
Roof Cover	01	MINIMUM 100																		BUILDING MARKET VALUE										493,389									
Interior Wall	01	MINIMUM 100																		TOTAL MARKET OB/XF VALUE										226,265									
Interior Floo	10	TERRAZZO 100																		TOTAL LAND VALUE - MARKET										2,035,500									
Ceiling	01	FIN.SUSPD 100																		TOTAL MARKET VALUE										2,755,154									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										0									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										2,755,154									
Fixtures		10 100																		TOTAL EXEMPTION VALUE										35									
Frame		STEEL 100																		BASE TAXABLE VALUE										881,650									
Story Height		10 100																		TOTAL JUST VALUE										2,755,154									
RMS		2 100																		NCON VALUE										0									
Stories	1.	1. 100								INCOME VALUE																													
Units		0 100								PREVIOUS YEAR MKT VALUE										2,583,261																			
BUD8 Adjustme	05	DIST 1A 100																																					
Occupancy	00	NONE 100																																					
Quality		01	Quality Level 01																																				
DOR CODE		7700	CLUBS/LODGES/HALLS																																				
MAP NUM			MKT AREA						03																														
NEIGHBORHOOD/LOC		3027.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	4,920	100	1993	4,920	218,634																																		
CAN	24	30	1993	7	311																																		
CAN	384	30	1994	115	5,110																																		
TOTALS		5,328			5,042	224,055																																	
EXTRA FEATURES										961023 BUCCANEER TRL, 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	0422	CL FNC 4'	0	0	0	0	305.00	LF	15.00	15.00	100	1991	1991	3	27	1,235																							
2	0422	CL FNC 4'	0	0	0	0	1,259.00	LF	15.00	15.00	100	1970	1970	3	20	3,777																							
3	0422	CL FNC 4'	0	0	0	0	313.00	LF	15.00	15.00	100	1980	1980	3	20	939																							
4	0100	BAR-B-Q	0	0	0	0	2.00	UT	200.00	200.00	100	1970	1970	3	20	80																							
5	0680	POLE SHED	0	0	0	0	1,228.00	SF	10.00	10.00	100	1970	1970	3	20	2,456																							
6	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2000	2000	3	48	3,643																							
7	0681	POLE SHED	0	0	40	12	480.00	SF	15.00	15.00	100	1970	1970	3	20	1,440																							
8	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	100	1980	1980	3	20	1,440																							
9	0812	CONCRETE C	0	0	0	0	2,151.00	SF	4.00	4.00	100	1970	1970	3	20	1,721																							
10	0810	CONCRETE A	0	0	28	4	112.00	SF	6.50	6.50	100	1970	1970	3	20	146																							
LAND DESCRIPTION										TOTAL OB/XF										16,877																			
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	000100	C	RES	0	0006	RSF-1	0.00	0.00	7.40	AC		1.00	1.00	0.25	350,000.00	87,500.00	647,500																						
2	000132	C	RES RIVER	0		RSF-1	347.00	251.00	347.00	FF		1.00	1.00	0.50	8,000.00	4,000.00	1,388,000																						

KRAFT ATHLETIC CLUB
961023 BUCCANEER TRAIL
FERNANDINA BEACH, FL 32034

00-00-30-0760-0034-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 6									
ELEMENT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND			
Exterior Wall		15		0100		01		1,068		102.8200		102.82		109,812		1949		1949		0		0		37.25		62.75			
Roof Structur		03		2		SINGLE FAM		- 0% - 0		Heated Area: 1056		HX		Base Yr															
Roof Cover		03		05		COMP SHNGL		100		44																			
Interior Wall		05		05		DRYWALL		100																					
Interior Floo		14		08		CARPET		80																					
Interior Floo		08		08		SHT VINYL		20																					
Air Condition		03		03		CENTRAL		100																					
Heating Type		04		04		AIR DUCTED		100																					
Bedrooms				2		100																							
Bathrooms				1		100																							
Frame		02		WOOD		FRAME		100																					
Stories		1.		1.		100																							
Units		0		0		100																							
BUD8 Adjustme		05		DIST		1A		100																					
Occupancy		00		NONE		100																							
Quality		03		Quality		Level		03																					
DOR CODE		7700		CLUBS/LODGES/HALLS																									
MAP NUM				MKT AREA				03																					
NEIGHBORHOOD/LOC		3027.00																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																			
BAS		1,056		100		1993		1,056		68,133																			
FOP		15		30		1993		4		258																			
FOP		20		30		1993		6		387																			
PTO		44		5		1993		2		129																			
TOTALS		1,135						1,068		68,907																			
EXTRA FEATURES										961023 BUCCANEER TRL, FERNANDINA BEACH										BLD DATE 06/26/2018 KK LGL DATE 04/16/2025 MLU XF DATE 06/26/2018 KK INC DATE									
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												
11	0422	CL FNC 4'	0	0	0	0	221.00	LF	15.00	15.00	100	1991	1991	3	27	895													
12	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2000	2000	3	48	240													
13	0940	SHEDS/PORT	0	0	9	8	72.00	SF	30.00	30.00	100	2000	2000	3	20	432													
14	0351	CARPORT MT	0	0	40	24	960.00	SF	10.00	10.00	100	2005	2005	3	22	2,112													
15	0479	VF PICKET	0	0	0	0	78.00	LF	7.00	7.00	100	2005	2005	3	64	349													
16	1242	WD DECK A	0	0	0	0	220.00	SF	10.00	10.00	100	1987	1987	3	20	440													
17	0819	CONC 12"	0	0	7	4	28.00	SF	9.50	9.50	100	1970	1970	3	20	53													
18	0811	CONCRETE B	0	0	36	17	612.00	SF	5.20	5.20	100	2000	2000	3	77	2,450													
19	0810	CONCRETE A	0	0	32	4	128.00	SF	6.50	6.50	100	1962	1962	3	20	166													
20	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00	13.00	100	2000	2000	3	20	624													
LAND DESCRIPTION										TOTAL OB/XF										7,761									
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					
																							</						

KRAFT ATHLETIC CLUB
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FERNANDINA BEACH, FL 32034

00-00-30-0760-0034-0000

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		07	ASB SHNGLE 90		0303	04	3,750	50.1275	54.64	204,900	1949	1949		0	0	45.25	54.75	VALUATION BY		STANDARD																																																																							
Exterior Wall		19	COMMON BRK 10		3 CLUB HOUSE - 0% - 0										Heated Area: 3416										HX Base Yr																																																																		
Roof Structur		04	WOOD TRUSS 100												Tax Group: 8										Tax Dist:																																																																		
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										493,389																																																																		
Interior Wall		02	WALL BD/WD 50												TOTAL MARKET OB/XF VALUE										226,265																																																																		
Interior Wall		04	PLYWOOD 50												TOTAL LAND VALUE - MARKET										2,035,500																																																																		
Interior Floo		05	ASPH TILE 100												TOTAL MARKET VALUE										2,755,154																																																																		
Ceiling		02	F.NOT SUS 100												SOH/AGL Deduction										0																																																																		
Air Condition		03	CENTRAL 100												ASSESSED VALUE										2,755,154																																																																		
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										35																																																																		
Fixtures		04	6 100												BASE TAXABLE VALUE										881,650																																																																		
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										2,755,154																																																																		
Story Height			8 100		NCON VALUE										0																																																																												
RMS			3 100		INCOME VALUE																																																																																						
Stories		1.	1. 100												PERMIT NUM										DESCRIPTION										AMT										ISSUED																																														
Units		0	0 100												CAN										12										30										1994										4										120																										
BUD8 Adjustme		05	DIST 1A 100												CAN										20										30										1994										6										180																										
Occupancy		00	NONE 100												UGR										231										40										1993										92										2,752																										
Quality		01	Quality Level 01												USP										580										40										2014										232										6,940																										
DOR CODE		7700 CLUBS/LODGES/HALLS			TOTALS										4,259						3,750		112,183		961023 BUCCANEER TRL, FERNANDINA BEACH										BLD DATE 06/26/2018										KK										LGL DATE										04/16/2025										MLU																
MAP NUM		03			NEIGHBORHOOD/LOC										3027.00		EXTRA FEATURES										TOTAL OB/XF										146,770										BUILDING NOTES																																												
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		OFF RECORD Number										DATE										TYPE INST										Q U										V I										RSN CD										SALE PRICE																			
BAS		3,416		100		1993		3,416		102,191																																																																																	
CAN		12		30		1994		4		120																																																																																	
CAN		20		30		1994		6		180																																																																																	
UGR		231		40		1993		92		2,752																																																																																	
USP		580		40		2014		232		6,940																																																																																	
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																																																											
21		0820		WOOD WALK		0		0		23		4		92.00		SF		11.75		11.75		100		2004		2004		3		40		432																																																											
22		1242		WD DECK A		0		0		8		6		48.00		SF		10.00		10.00		100		2010		2010		3		40		192																																																											
23		0446		BOX FNC 6'		0		0		0		0		24.00		LF		20.00		20.00		100		2010		2010		3		40		192																																																											
24		0992		RUBICO CRT		0		0		0		0		7.00		UT		35,000.00		35,000.00		100		2005		2005		3		54		132,300																																																											
25		0422		CL FNC 4'		0		0		0		0		124.00		LF		15.00		15.00		100		2005		2005		3		64		1,190																																																											
26		0425		CL FNC 8'		0		0		0		0		306.00		LF		10.65		10.65		100		2005		2005		3		64		2,086																																																											
27		0463		FENCE GATE		0		0		0		0		4.00		UT		300.00		300.00		100		2005		2005		3		64		768																																																											
28		0646		LWN SPRK H		0		0		0		0		14.00		UT		2.00		2.00		100		2005		2005		3		36		10																																																											
29		0510		GARAGE WD-		0		0		20		20		400.00		SF		35.00		35.00		100		2011		2011		3		60		8,400																																																											
30		1242		WD DECK A		0		0		20		12		240.00		SF		10.00		10.00		100		2012		2012		3		50		1,200																																																											
LAND DESCRIPTION										TOTAL OB/XF										146,770																																																																							
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																																											

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