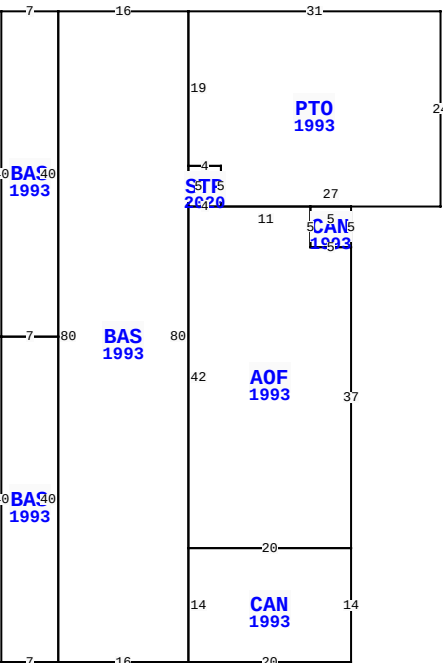


EIGHT FLAGS PROPERTIES LLC
167 NELSON BOULEVARD
ROME, GA 30165

00-00-30-0800-0006-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION																				VALUATION SUMMARY											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	GROSS	NORM	% COND									
Exterior Wall	15	CONC BLOCK 60								2603	04	2,785	89.2020	124.44	346,565	1992	2000		0	0	23.00	77.00	VALUATION BY STANDARD								
Exterior Wall	17	CB STUCCO 40								1 FULLCARWSH - 0% - 0										Heated Area: 2655 HX Base Yr											
Roof Structur	13	P-STRESS C 100																													
Roof Cover	04	BUILT-UP 100																													
Interior Wall	01	MINIMUM 100																													
Interior Floo	03	CONC FINSH 100																													
Ceiling	04	NONE 100																													
Air Condition	01	NONE 100																													
Heating Type	01	NONE 100																													
Fixtures	2	100																													
Frame	03	MASONRY 100																													
Story Height		15 100																													
RMS		5 100																													
Stories	1.	1. 100																													
Units		0 100																													
Occupancy	00	NONE 100																													
Quality		05	Quality Level 05																												
DOR CODE		2500	REPAIR SERVICE																												
MAP NUM			MKT AREA								02																				
NEIGHBORHOOD/LOC		2004.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
AOF	815	100	1993	815	78,093																										
BAS	280	100	1993	280	26,829																										
BAS	280	100	1993	280	26,829																										
BAS	1,280	100	1993	1,280	122,648																										
CAN	25	30	1993	8	767																										
CAN	280	30	1993	84	8,049																										
PTO	724	5	1993	36	3,450																										
STP	20	10	2020	2	192																										
TOTALS		3,704			2,785	266,855																									
EXTRA FEATURES										1690 S 8TH ST, 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	0		13,971.00	SF	2.00			2.00	100	1992	1992	3	50		13,971											
2	0811	CONCRETE B	0	0	0	0		505.00	SF	5.20			5.20	100	1992	1992	3	62		1,628											
3	0400	CONC CURB	0	0	0	0		399.00	LF	15.00			15.00	100	1992	1992	3	70		4,190											
4	0402	CONC BUMPE	0	0	0	0		6.00	UT	25.00			25.00	100	1992	1992	3	70		105											
7	4950	BOLLARD	0	0	0	0		5.00	UT	100.00			100.00	100	1993	1993	3	100		500											
8	0402	CONC BUMPE	0	0	0	0		2.00	UT	25.00			25.00	100	1992	1992	3	70		35											
9	4950	BOLLARD	0	0	0	0		3.00	UT	100.00			100.00	100	1992	1992	3	100		300											
10	0810	CONCRETE A	0	0	19	4		76.00	SF	6.50			6.50	100	1992	1992	3	62		306											
11	0810	CONCRETE A	0	0	19	4		76.00	SF	6.50			6.50	100	1992	1992	3	62		306											
12	0803	ASPHALT C	0	0	0	0		8,409.00	SF	2.00			2.00	100	1992	1992	3	50		8,409											
LAND DESCRIPTION										TOTAL OB/XF										29,750											
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	002500	C	SRVC SHOPS			CI	182.00	200.00	36,400.00	SF		1.00	1.00	1.00	15.00	15.00	546,000														

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