

ADVANCE CENTER LLC
PO BOX 17529
FERNANDINA BEACH, FL 32035

00-00-30-0800-0029-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD											
Exterior Wall		15	CONC BLOCK		100												Tax Group: 2		Tax Dist:										
Roof Structure		09	RIDGE FRME		100												BUILDING MARKET VALUE		707,141										
Roof Cover		04	BUILT-UP		100												TOTAL MARKET OB/XF VALUE		69,243										
Interior Wall		01	MINIMUM		100												TOTAL LAND VALUE - MARKET		852,075										
Interior Floor		07	CORK/VTILE		100												TOTAL MARKET VALUE		1,628,459										
Ceiling		01	FIN.SUSPD		100												ASSESSED VALUE		1,267,852										
Air Condition		03	CENTRAL		100												SOH/AGL Deduction		360,607										
Heating Type		04	AIR DUCTED		100												BASED VALUE		1,267,852										
Fixtures			7		100												TOTAL EXEMPTION VALUE		0										
Frame		03	MASONRY		100												BASE TAXABLE VALUE		1,267,852										
Story Height			15		100												TOTAL JUST VALUE		1,628,459										
RMS			1		100												NCON VALUE		0										
Stories		1.	1.		100												INCOME VALUE		0										
Units			0		100												PREVIOUS YEAR MKT VALUE		1,511,996										
Occupancy		00	NONE		100																								
Quality		03	Quality Level		03																								
DOR CODE		1100	STORES, 1 STORY																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC		2004.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	6,777	100	2006	6,777	695,948																								
CAN	249	30	2006	75	7,702																								
CAN	113	30	2007	34	3,492																								
TOTALS						7,139			6,886	707,141																			
EXTRA FEATURES						1880 S 8TH ST, FERNANDINA BEACH										BLD DATE 02/28/2018		KK		LGL DATE		04/08/2025		DC					
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	6001	ROLLUP DR	0	0	0	8	1.00	UT	400.00	400.00	100	2006	2006	3	24	96													
2	0803	ASPHALT C	0	0	0	0	24,396.00	SF	2.00	2.00	100	2006	2006	3	56	27,324													
3	0812	CONCRETE C	0	0	0	0	5,637.00	SF	4.00	4.00	100	2006	2006	3	86	19,391													
4	0400	CONC CURB	0	0	0	0	629.00	LF	15.00	15.00	100	2006	2006	3	89	8,397													
5	0402	CONC BUMPE	0	0	0	0	21.00	UT	25.00	25.00	100	2006	2006	3	89	467													
6	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2006	2006	3	66	6,679													
7	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2006	2006	3	100	200													
8	0424	CL FNC 6'	0	0	0	0	468.00	LF	20.00	20.00	100	2006	2006	3	66	6,178													
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2006	2006	3	66	396													
10	0443	STK FNC 6'	0	0	0	0	48.00	LF	10.00	10.00	100	2006	2006	3	24	115													
LAND DESCRIPTION										TOTAL OB/XF 69,243																			
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	001100	C	STORE 1FLR	0		C-2	0.00	0.00	56,805.00	SF		1.00	1.00	1.00	15.00	15.00	852,075												
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