

**MACCLENLY & GARROW ACQUISITION LLC/
153 EAST 71ST ST
NEW YORK, NY 10021**

00-00-30-0800-0037-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																				
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																																																																																																																																				
ELEMENT	CD	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100																																																																																			
Exterior Wall	17	CB STUCCO 50	18	FACE BRICK 50	19	RIDGE FRME 100	20	BUILT-UP 100	21	DRYWALL 60	22	DECORATIVE 40	23	CLAY TILE 70	24	HARDTILE 30	25	FIN.SUSPD 100	26	ROOF TOP 100	27	AIR DUCTED 100	28	14 100	29	STEEL 100	30	14 100	31	4 100	32	1. 100	33	0 100	34	DIST 1A 100	35	00 000000Level 03	36	2200	37	DRIVE-IN REST.	38	MAP NUM	39	MKT AREA	40	02	41	2004.00	42	AREA TYPE	43	TOTAL GROSS AREA	44	PCT OF BASE	45	YEAR	46	TOT ADJ AREA	47	SUBAREA MARKET VALUE	48	BAS	49	2,043	50	100	51	1993	52	2,043	53	468,672	54	BAS	55	64	56	100	57	1994	58	64	59	14,682	60	BAS	61	930	62	100	63	1994	64	930	65	213,346	66	BAS	67	180	68	100	69	2004	70	180	71	41,293	72	TOTALS	73	3,217	74		75		76	3,217	77	737,993	78	EXTRA FEATURES	79	1954 S 8TH ST, FERNANDINA BEACH	80	BLD DATE	81	06/27/2025	82	KW	83	LGL DATE	84	04/07/2025	85	DC	86	BUILDING NOTES	87	BUILDING DIMENSIONS	88	BAS=[YR=1993] W5 BAS=[YR=1994] N8 W2 BAS=[YR=2004] N12 W15 BAS=[YR=1994] W11 S12 W2 S6 W3 S7 E3 S15 W3 S8 E24 N5 W4 N14 E9 N9 W4 N8 W9 N12\$ S12 E15\$ W6 S8 E8\$ W4 S9 W9 S14 E4 S5 W24 S15 E3 S37 E30 N27 E5 N20 W5 N18 E5 N15\$.	89	REVIEW DATE	90	06/27/2025	91	BY	92	KW	93	Total Acres: 0.61	94	Total Land Value: 398,580	95	Market: 0	96	Agricultural: 0	97	Common: 398,580	98	PRINTED 07/30/2025 BY SYS	99		100	
Exterior Wall	20	FACE BRICK 50	21	RIDGE FRME 100	22	BUILT-UP 100	23	DRYWALL 60	24	DECORATIVE 40	25	CLAY TILE 70	26	HARDTILE 30	27	FIN.SUSPD 100	28	ROOF TOP 100	29	AIR DUCTED 100	30	14 100	31	STEEL 100	32	14 100	33	4 100	34	1. 100	35	0 100	36	DIST 1A 100	37	00 000000Level 03	38	2200	39	DRIVE-IN REST.	40	MAP NUM	41	MKT AREA	42	02	43	2004.00	44	AREA TYPE	45	TOTAL GROSS AREA	46	PCT OF BASE	47	YEAR	48	TOT ADJ AREA	49	SUBAREA MARKET VALUE	50	BAS	51	2,043	52	100	53	1993	54	2,043	55	468,672	56	BAS	57	64	58	100	59	1994	60	64	61	14,682	62	BAS	63	930	64	100	65	1994	66	930	67	213,346	68	BAS	69	180	70	100	71	2004	72	180	73	41,293	74	TOTALS	75	3,217	76		77		78	3,217	79	737,993	80	EXTRA FEATURES	81	1954 S 8TH ST, FERNANDINA BEACH	82	BLD DATE	83	06/27/2025	84	KW	85	LGL DATE	86	04/07/2025	87	DC	88	BUILDING NOTES	89	BUILDING DIMENSIONS	90	BAS=[YR=1993] W5 BAS=[YR=1994] N8 W2 BAS=[YR=2004] N12 W15 BAS=[YR=1994] W11 S12 W2 S6 W3 S7 E3 S15 W3 S8 E24 N5 W4 N14 E9 N9 W4 N8 W9 N12\$ S12 E15\$ W6 S8 E8\$ W4 S9 W9 S14 E4 S5 W24 S15 E3 S37 E30 N27 E5 N20 W5 N18 E5 N15\$.	91	REVIEW DATE	92	06/27/2025	93	BY	94	KW	95	Total Acres: 0.61	96	Total Land Value: 398,580	97	Market: 0	98	Agricultural: 0	99	Common: 398,580	100	PRINTED 07/30/2025 BY SYS						
Roof Structur	09	RIDGE FRME 100	10	BUILT-UP 100	11	DRYWALL 60	12	DECORATIVE 40	13	CLAY TILE 70	14	HARDTILE 30	15	FIN.SUSPD 100	16	ROOF TOP 100	17	AIR DUCTED 100	18	14 100	19	STEEL 100	20	14 100	21	4 100	22	1. 100	23	0 100	24	DIST 1A 100	25	00 000000Level 03	26	2200	27	DRIVE-IN REST.	28	MAP NUM	29	MKT AREA	30	02	31	2004.00	32	AREA TYPE	33	TOTAL GROSS AREA	34	PCT OF BASE	35	YEAR	36	TOT ADJ AREA	37	SUBAREA MARKET VALUE	38	BAS	39	2,043	40	100	41	1993	42	2,043	43	468,672	44	BAS	45	64	46	100	47	1994	48	64	49	14,682	50	BAS	51	930	52	100	53	1994	54	930	55	213,346	56	BAS	57	180	58	100	59	2004	60	180	61	41,293	62	TOTALS	63	3,217	64		65		66	3,217	67	737,993	68	EXTRA FEATURES	69	1954 S 8TH ST, FERNANDINA BEACH	70	BLD DATE	71	06/27/2025	72	KW	73	LGL DATE	74	04/07/2025	75	DC	76	BUILDING NOTES	77	BUILDING DIMENSIONS	78	BAS=[YR=1993] W5 BAS=[YR=1994] N8 W2 BAS=[YR=2004] N12 W15 BAS=[YR=1994] W11 S12 W2 S6 W3 S7 E3 S15 W3 S8 E24 N5 W4 N14 E9 N9 W4 N8 W9 N12\$ S12 E15\$ W6 S8 E8\$ W4 S9 W9 S14 E4 S5 W24 S15 E3 S37 E30 N27 E5 N20 W5 N18 E5 N15\$.	79	REVIEW DATE	80	06/27/2025	81	BY	82	KW	83	Total Acres: 0.61	84	Total Land Value: 398,580	85	Market: 0	86	Agricultural: 0	87	Common: 398,580	88	PRINTED 07/30/2025 BY SYS	89		90					
Roof Cover	04	BUILT-UP 100	05	DRYWALL 60	06	DECORATIVE 40	07	CLAY TILE 70	08	HARDTILE 30	09	FIN.SUSPD 100	10	ROOF TOP 100	11	AIR DUCTED 100	12	14 100	13	STEEL 100	14	14 100	15	4 100	16	1. 100	17	0 100	18	DIST 1A 100	19	00 000000Level 03	20	2200	21	DRIVE-IN REST.	22	MAP NUM	23	MKT AREA	24	02	25	2004.00	26	AREA TYPE	27	TOTAL GROSS AREA	28	PCT OF BASE	29	YEAR	30	TOT ADJ AREA	31	SUBAREA MARKET VALUE	32	BAS	33	2,043	34	100	35	1993	36	2,043	37	468,672	38	BAS	39	64	40	100	41	1994	42	64	43	14,682	44	BAS	45	930	46	100	47	1994	48	930	49	213,346	50	BAS	51	180	52	100	53	2004	54	180	55	41,293	56	TOTALS	57	3,217	58		59		60	3,217	61	737,993	62	EXTRA FEATURES	63	1954 S 8TH ST, FERNANDINA BEACH	64	BLD DATE	65	06/27/2025	66	KW	67	LGL DATE	68	04/07/2025	69	DC	70	BUILDING NOTES	71	BUILDING DIMENSIONS	72	BAS=[YR=1993] W5 BAS=[YR=1994] N8 W2 BAS=[YR=2004] N12 W15 BAS=[YR=1994] W11 S12 W2 S6 W3 S7 E3 S15 W3 S8 E24 N5 W4 N14 E9 N9 W4 N8 W9 N12\$ S12 E15\$ W6 S8 E8\$ W4 S9 W9 S14 E4 S5 W24 S15 E3 S37 E30 N27 E5 N20 W5 N18 E5 N15\$.	73	REVIEW DATE	74	06/27/2025	75	BY	76	KW	77	Total Acres: 0.61	78	Total Land Value: 398,580	79	Market: 0	80	Agricultural: 0	81	Common: 398,580	82	PRINTED 07/30/2025 BY SYS	83		84							
Interior Wall	05	DRYWALL 60	06	DECORATIVE 40	07	CLAY TILE 70	08	HARDTILE 30	09	FIN.SUSPD 100	10	ROOF TOP 100	11	AIR DUCTED 100	12	14 100	13	STEEL 100	14	14 100	15	4 100	16	1. 100	17	0 100	18	DIST 1A 100	19	00 000000Level 03	20	2200	21	DRIVE-IN REST.	22	MAP NUM	23	MKT AREA	24	02	25	2004.00	26	AREA TYPE	27	TOTAL GROSS AREA	28	PCT OF BASE	29	YEAR	30	TOT ADJ AREA	31	SUBAREA MARKET VALUE	32	BAS	33	2,043	34	100	35	1993	36	2,043	37	468,672	38	BAS	39	64	40	100	41	1994	42	64	43	14,682	44	BAS	45	930	46	100	47	1994	48	930	49	213,346	50	BAS	51	180	52	100	53	2004	54	180	55	41,293	56	TOTALS	57	3,217	58		59		60	3,217	61	737,993	62	EXTRA FEATURES	63	1954 S 8TH ST, FERNANDINA BEACH	64	BLD DATE	65	06/27/2025	66	KW	67	LGL DATE	68	04/07/2025	69	DC	70	BUILDING NOTES	71	BUILDING DIMENSIONS	72	BAS=[YR=1993] W5 BAS=[YR=1994] N8 W2 BAS=[YR=2004] N12 W15 BAS=[YR=1994] W11 S12 W2 S6 W3 S7 E3 S15 W3 S8 E24 N5 W4 N14 E9 N9 W4 N8 W9 N12\$ S12 E15\$ W6 S8 E8\$ W4 S9 W9 S14 E4 S5 W24 S15 E3 S37 E30 N27 E5 N20 W5 N18 E5 N15\$.	73	REVIEW DATE	74	06/27/2025	75	BY	76	KW	77	Total Acres: 0.61	78	Total Land Value: 398,580	79	Market: 0	80	Agricultural: 0	81	Common: 398,580	82	PRINTED 07/30/2025 BY SYS	83		84									
Interior Wall	08	DECORATIVE 40	09	CLAY TILE 70	10	HARDTILE 30	11	FIN.SUSPD 100	12	ROOF TOP 100	13	AIR DUCTED 100	14	14 100	15	STEEL 100	16	14 100	17	4 100	18	1. 100	19	0 100	20	DIST 1A 100	21	00 000000Level 03	22	2200	23	DRIVE-IN REST.	24	MAP NUM	25	MKT AREA	26	02	27	2004.00	28	AREA TYPE	29	TOTAL GROSS AREA	30	PCT OF BASE	31	YEAR	32	TOT ADJ AREA	33	SUBAREA MARKET VALUE	34	BAS	35	2,043	36	100	37	1993	38	2,043	39	468,672	40	BAS	41	64	42	100	43	1994	44	64	45	14,682	46	BAS	47	930	48	100	49	1994	50	930	51	213,346	52	BAS	53	180	54	100	55	2004	56	180	57	41,293	58	TOTALS	59	3,217	60		61		62	3,217	63	737,993	64	EXTRA FEATURES	65	1954 S 8TH ST, FERNANDINA BEACH	66	BLD DATE	67	06/27/2025	68	KW	69	LGL DATE	70	04/07/2025	71	DC	72	BUILDING NOTES	73	BUILDING DIMENSIONS	74	BAS=[YR=1993] W5 BAS=[YR=1994] N8 W2 BAS=[YR=2004] N12 W15 BAS=[YR=1994] W11 S12 W2 S6 W3 S7 E3 S15 W3 S8 E24 N5 W4 N14 E9 N9 W4 N8 W9 N12\$ S12 E15\$ W6 S8 E8\$ W4 S9 W9 S14 E4 S5 W24 S15 E3 S37 E30 N27 E5 N20 W5 N18 E5 N15\$.	75	REVIEW DATE	76	06/27/2025	77	BY	78	KW	79	Total Acres: 0.61	80	Total Land Value: 398,580	81	Market: 0	82	Agricultural: 0	83	Common: 398,580	84	PRINTED 07/30/2025 BY SYS	85		86											
Interior Wall	05	DRYWALL 60	06	DECORATIVE 40	07	CLAY TILE 70	08	HARDTILE 30	09	FIN.SUSPD 100	10	ROOF TOP 100	11	AIR DUCTED 100	12	14 100	13	STEEL 100	14	14 100	15	4 100	16	1. 100	17	0 100	18	DIST 1A 100	19	00 000000Level 03	20	2200	21	DRIVE-IN REST.	22	MAP NUM	23	MKT AREA	24	02	25	2004.00	26	AREA TYPE	27	TOTAL GROSS AREA	28	PCT OF BASE	29	YEAR	30	TOT ADJ AREA	31	SUBAREA MARKET VALUE	32	BAS	33	2,043	34	100	35	1993	36	2,043	37	468,672	38	BAS	39	64	40	100	41	1994	42	64	43	14,682	44	BAS	45	930	46	100	47	1994	48	930	49	213,346	50	BAS	51	180	52	100	53	2004	54	180	55	41,293	56	TOTALS	57	3,217	58		59		60	3,217	61	737,993	62	EXTRA FEATURES	63	1954 S 8TH ST, FERNANDINA BEACH	64	BLD DATE	65	06/27/2025	66	KW	67	LGL DATE	68	04/07/2025	69	DC	70	BUILDING NOTES	71	BUILDING DIMENSIONS	72	BAS=[YR=1993] W5 BAS=[YR=1994] N8 W2 BAS=[YR=2004] N12 W15 BAS=[YR=1994] W11 S12 W2 S6 W3 S7 E3 S15 W3 S8 E24 N5 W4 N14 E9 N9 W4 N8 W9 N12\$ S12 E15\$ W6 S8 E8\$ W4 S9 W9 S14 E4 S5 W24 S15 E3 S37 E30 N27 E5 N20 W5 N18 E5 N15\$.	73	REVIEW DATE	74	06/27/2025	75	BY	76	KW	77	Total Acres: 0.61	78	Total Land Value: 398,580	79	Market: 0	80	Agricultural: 0	81	Common: 398,580	82	PRINTED 07/30/2025 BY SYS	83		84									
Interior Wall	08	DECORATIVE 40	09	CLAY TILE 70	10	HARDTILE 30	11	FIN.SUSPD 100	12	ROOF TOP 100	13	AIR DUCTED 100	14	14 100	15	STEEL 100	16	14 100	17	4 100	18	1. 100	19	0 100	20	DIST 1A 100	21	00 000000Level 03	22	2200	23	DRIVE-IN REST.	24	MAP NUM	25	MKT AREA	26	02	27	2004.00	28	AREA TYPE	29	TOTAL GROSS AREA	30	PCT OF BASE	31	YEAR	32	TOT ADJ AREA	33	SUBAREA MARKET VALUE	34	BAS	35	2,043	36	100	37	1993	38	2,043	39	468,672	40	BAS	41	64	42	100	43	1994	44	64	45	14,682	46	BAS	47	930	48	100	49	1994	50	930	51	213,346	52	BAS	53	180	54	100	55	2004	56	180	57	41,293	58	TOTALS	59	3,217	60		61		62	3,217	63	737,993	64	EXTRA FEATURES	65	1954 S 8TH ST, FERNANDINA BEACH	66	BLD DATE	67	06/27/2025	68	KW	69	LGL DATE	70	04/07/2025	71	DC	72	BUILDING NOTES	73	BUILDING DIMENSIONS	74	BAS=[YR																																		

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