

**JILL & GREGG'S AMP LLC/
835 TARPON AVE
FERNANDINA BEACH, FL 32034**

00-00-30-0800-0037-0080



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BUILDING CHARACTERISTICS												MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				2																						
ELEMENT		CD		CONSTRUCTION										VALUATION SUMMARY																																												
Exterior Wall		25	MOD METAL	100										TYPE		4803	MDL	06	EFF. AREA		1,800		TOT ADJ PTS		89.8128		EFF. BASE RATE		41.09		REPL. COST NEW		73,962		2016		2016		ECON		FNCT		0		0		6.00		94.00		VALUATION BY				STANDARD			
Roof Structur		10	STEEL FRME	100										2 STOR WAREH - 0% - 2025										Heated Area: 1800										HX Base Yr										Tax Group: 2				Tax Dist:				251,331						
Roof Cover		12	MODULAR MT	100										30 60 30										NONE 100										TOTAL MARKET OB/XF VALUE										13,633														
Interior Wall		07	NONE	100																				TOTAL MARKET VALUE										364,870																								
Interior Floo		03	CONC FINSH	100																				SOH/AGL Deduction										0																								
Ceiling		04	NONE	100																				ASSESSED VALUE										629,834																								
Air Condition		01	NONE	100																				TOTAL EXEMPTION VALUE										0																								
Heating Type		01	NONE	100																				BASE TAXABLE VALUE										629,834																								
Plumbing		0	100	100																				TOTAL JUST VALUE										629,834																								
Frame		05	STEEL	100																				NCON VALUE										0																								
Story Height		12	100	100																				INCOME VALUE										0																								
RMS		3	100	100																				PREVIOUS YEAR MKT VALUE										558,123																								
Stories		1.	1.	100																																																						
Class		00	.	100																																																						
Units		0	100	100																																																						
Occupancy		00	NONE	100																																																						
Quality		04	Quality Level 04																																																							
DOR CODE		3200	THEATER/AUDITORIUM																																																							
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		1,800		100		2016		1,800		69,524																																																
TOTALS		1,800						1,800		69,524																																																
EXTRA FEATURES		1955 ISLAND WALK WAY, FERNANDINA BEACH										BLD DATE 05/22/2020 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																												