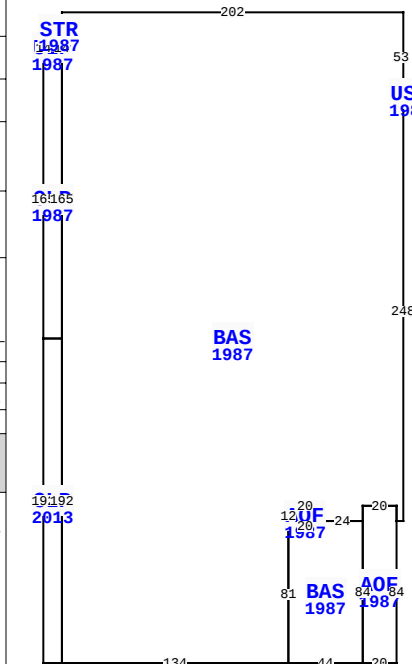


OCEAN HIGHWAY & PORT AUTHORITY OF NASSAU COUNTY
516 S 10TH ST, STE 103
FERNANDINA BEACH, FL 32034

00-00-31-1800-0004-0010

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																	
Exterior Wall	25	MOD METAL 80								4803	06	81,663	129.2122	59.11	4,827,100	1987	1993	0	0	0	47.50	52.50																	
Exterior Wall	15	CONC BLOCK 20								1 STOR WAREH - 0% - 0										Heated Area: 77434										HX Base Yr									
Roof Structure	10	STEEL FRME 100																		VALUATION BY										STANDARD									
Roof Cover	12	MODULAR MT 100																		Tax Group: 2										Tax Dist:									
Interior Wall	01	MINIMUM 100																		BUILDING MARKET VALUE										2,534,228									
Interior Floor	04	C ABOVE GD 100																		TOTAL MARKET OB/XF VALUE										173,252									
Ceiling	04	NONE 100																		TOTAL LAND VALUE - MARKET										879,910									
Air Condition	01	NONE 100																		TOTAL MARKET VALUE										3,587,390									
Heating Type	01	NONE 100																		SOH/AGL Deduction										62,561									
Plumbing	05	STEEL 100																		ASSESSED VALUE										3,524,829									
Frame	05	STEEL 100																		TOTAL EXEMPTION VALUE										0									
Story Height		26 100																		BASE TAXABLE VALUE										3,524,829									
RMS		12 100								TOTAL JUST VALUE										3,587,390																			
Stories	1.	1. 100								NCON VALUE										0																			
Class	00	. 100								INCOME VALUE																													
Units	00	0 100								PREVIOUS YEAR MKT VALUE										3,467,760																			
BUD8 Adjustme	02	DIST FB 100																																					
Occupancy	00	NONE 100																																					
Quality	04	Quality Level 04																																					
DOR CODE	8900	MUNICIPAL																																					
MAP NUM		MKT AREA																																					
NEIGHBORHOOD/LOC	1010.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											PERMIT NUM	DESCRIPTION	AMT	ISSUED																				
AOF	240	185	1987	444	13,779											20122410	REMODEL	4,100	11/30/2012																				
AOF	1,860	185	1987	3,441	106,784											20122392	REMODEL	8,000	11/29/2012																				
BAS	3,636	100	1987	3,636	112,835											20122245	ADDITION	40,710	11/02/2012																				
BAS	71,698	100	1987	71,698	2,224,986											20122158	FIRE SPRNK	153,291	10/18/2012																				
CLP	1,815	60	1987	1,089	33,795											20122158	NEW CONSTR	153,291	10/01/2012																				
CLP	2,112	60	2013	1,267	39,318											20090020	REPAIR/RRF	493,000	01/08/2009																				
STR	24	10	1987	2	62											SALES DATA																							
ULP	154	30	1987	46	1,427											OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																	
UST	80	50	1987	40	1,241											0590/0274	2/07/1990	QC	U	I	07	100																	
TOTALS	81,619			81,663	2,534,228											GRANTOR: OCEAN HGHWY & PORT																							
EXTRA FEATURES						315 N 2ND ST, FERNANDINA BEACH										GRANTEE: OCEAN HGHWY & PORT																							
																05/09/2024 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	1094	T SCALE 60	0	0	0	1.00	UT	37,000.00	37,000.00	100	1986	1986	3	20	7,400																								
2	0803	ASPHALT C	0	0	0	1,940.00	SF	2.00	2.00	100	1987	1987	3	50	1,940																								
3	0090	AUTO DOOR	0	0	0	3.00	UT	2,500.00	2,500.00	100	1987	1987	3	20	1,500																								
4	0966	FIRE SPRNK	0	0	0	77,314.00	SF	3.00	3.00	100	1987	1987	3	60	139,165																								
5	0812	CONCRETE C	0	0	0	8,226.00	SF	4.00	4.00	100	1987	1987	3	49.5	16,287																								
6	0940	SHEDS/PORT	0	0	10	60.00	SF	30.00	30.00	100	2012	2012	3	50	900																								
7	0978	SECURTY LT	0	0	0	30.00	UT	450.00	450.00	100	1987	1987	3	24	3,240																								
8	6002	EL ROLL DR	0	0	0	4.00	UT	900.00	900.00	100	1987	1987	3	20	720																								
9	4950	BOLLARD	0	0	0	7.00	UT	100.00	100.00	100	1987	1987	3	100	700																								
10	0092	AUTO GATE	0	0	0	2.00	UT	3,500.00	3,500.00	100	1987	1987	3	20	1,400																								
LAND DESCRIPTION						TOTAL OB/XF										173,252																							
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	004800	C	WAREHOUSE	0	0006	IW	400.00	225.00	87,991.00	SF		1.00	1.00	1.00	10.00	10.00	879,910																						