



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	17	CB STUCCO	100	1101	04	1,599	95.6970	133.50	213,466	1960	2000	0	0	105	23.00	105.00	VALUATION BY		STANDARD														
Roof Structure	01	FLAT	100	1 RETAILSTOR - 0% - 2025										Heated Area: 1290					HX Base Yr					Tax Group: 2		Tax Dist:							
Roof Cover	04	BUILT-UP	100											BUILDING MARKET VALUE										318,683									
Interior Wall	08	DECORATIVE	100											TOTAL MARKET OB/XF VALUE										3,915									
Interior Floor	07	CORK/VTILE	60											TOTAL LAND VALUE - MARKET										368,500									
Interior Floor	14	CARPET	40											TOTAL MARKET VALUE										691,098									
Ceiling	02	F.NOT SUS	100											SOH/AGL Deduction										0									
Air Condition	04	ROOF TOP	100											ASSESSED VALUE										691,098									
Heating Type	04	AIR DUCTED	100											TOTAL EXEMPTION VALUE										0									
Fixtures	14	100	BASE TAXABLE VALUE											691,098																			
Frame	03	MASONRY	100											TOTAL JUST VALUE										691,098									
Common Wall		18 100	NCON VALUE											0																			
Story Height		9 100	INCOME VALUE																														
RMS		4 100	PREVIOUS YEAR MKT VALUE											576,767																			
Stories	1.	1. 100																															
Units		0 100																															
BUD8 Adjustme	02	DIST FB	100																														
Occupancy	00	OWNER OCC	100																														
Quality	03	Quality Level	03																														
DOR CODE	1100	STORES, 1 STORY																															
MAP NUM		MKT AREA		01																													
NEIGHBORHOOD/LOC	1005.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
AOF	80	100	1993	80	11,214																												
BAS	802	100	1993	802	112,420																												
CAN	32	30	1993	10	1,402																												
SDA	408	110	1993	449	62,939																												
UST	184	40	1993	74	10,373																												
UST	460	40	1993	184	25,792																												
TOTALS	1,966			1,599	224,139																												
EXTRA FEATURES					502 ASH ST, FERNANDINA BEACH										BLD DATE		12/06/2018		KK		LGL DATE				03/27/2025		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	0803	ASPHALT C	0	0	0	3,238.00	SF	2.00	2.00	100	1988	1988	3	50	3,238																		
2	0648	LIGHTS-AV	0	0	0	1.00	UT	140.00	140.00	100	1988	1988	3	20	28																		
3	0940	SHEDS/PORT	0	0	9	8	72.00	SF	30.00	100	1999	1999	3	20	432																		
4	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00	100	1988	1988	3	25	113																		
5	0402	CONC BUMPE	0	0	0	5.00	UT	25.00	25.00	100	2000	2000	3	83	104																		

MJM 14 DUVAL LLC
3096 VISTA WOOD DRIVE
JACKSONVILLE, FL 32226

00-00-31-1800-0028-0010

[illegible]