



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMMT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Common Wall		6 100
Story Height		10 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

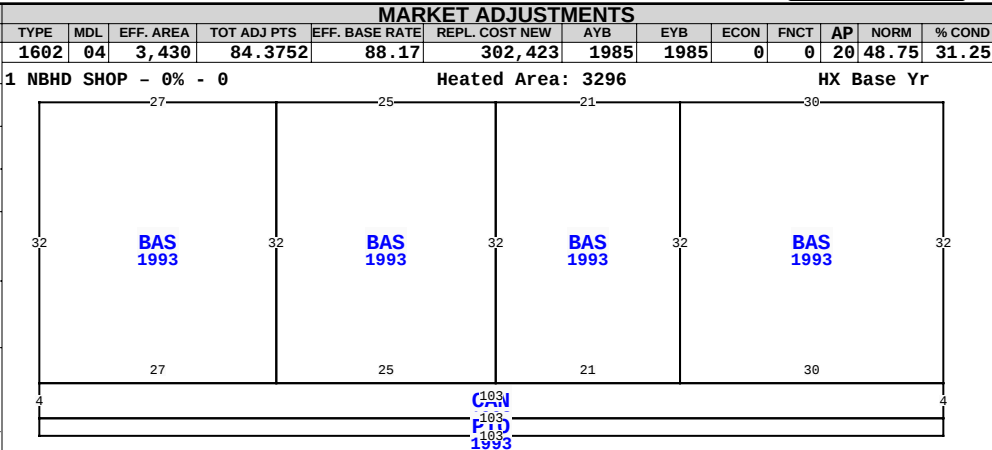
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	18,516
BAS	800	100	1993	800	22,043
BAS	864	100	1993	864	23,806
BAS	960	100	1993	960	26,451
CAN	412	30	1993	124	3,417
PTO	206	5	1993	10	276

TOTALS	3,914			3,430	94,507
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	63	2	126.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	23	17	391.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	4	16	64.00	SF	6.50	6.50	
4	0803	ASPHALT C	0	0	0	0	5,564.00	SF	2.00	2.00	
5	1242	WD DECK A	0	0	4	12	48.00	SF	11.00	11.00	
6	0443	STK FNC 6'	0	0	0	0	31.00	LF	10.00	10.00	
7	0443	STK FNC 6'	0	0	0	0	74.00	LF	10.00	10.00	
8	0825	BRICK	0	0	7	2	14.00	SF	12.50	12.50	
9	0825	BRICK	0	0	6	6	36.00	SF	12.50	12.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	001610	C	SH CTR NHD	0	0003	MU-8	200.00	100.00	20,000.00	SF	



BLD DATE	02/09/2022	KK	LGL DATE	
XF DATE	02/09/2022	KK	LAND DATE	04/15/2025
INC DATE			AG DATE	DC

528 S 8TH ST, FERNANDINA BEACH

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	0810	CONCRETE A	0	0	63	2	126.00	SF	6.50	6.50	100	1972	1972	3	22	180	
2	0810	CONCRETE A	0	0	23	17	391.00	SF	6.50	6.50	100	1985	1985	3	44	1,118	
3	0810	CONCRETE A	0	0	4	16	64.00	SF	6.50	6.50	100	1988	1988	3	52	216	
4	0803	ASPHALT C	0	0	0	0	5,564.00	SF	2.00	2.00	100	1984	1984	3	50	5,564	
5	1242	WD DECK A	0	0	4	12	48.00	SF	11.00	11.00	100	2000	2000	3	20	106	
6	0443	STK FNC 6'	0	0	0	0	31.00	LF	10.00	10.00	100	2008	2008	3	31	96	
7	0443	STK FNC 6'	0	0	0	0	74.00	LF	10.00	10.00	100	2011	2011	3	45	333	
8	0825	BRICK	0	0	7	2	14.00	SF	12.50	12.50	100	1972	1972	3	58	102	
9	0825	BRICK	0	0	6	6	36.00	SF	12.50	12.50	100	1972	1972	3	58	261	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	001610	C	SH CTR NHD	0	0003	MU-8	200.00	100.00	20,000.00	SF	

**ALPINE OF AMELIA PROP III LLC/
1417 SADLER ROAD #256
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0142-0030

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 4 of 4													
ELEMENT		CD		25		MOD METAL 100		4807		06		672		81.6480		37.35		25,099		1985		1985		0		0		0		50.00		50.00	
Exterior Wall		10		STEEL FRME		100		9		PREFAB MTL		- 0%		- 0		Heated Area: 672		HX		Base Yr													
Roof Structur		12		MODULAR MT		100																											
Roof Cover		07		NONE		100																											
Interior Wall		03		CONC FINSH		100																											
Interior Floo		04		NONE		100																											
Ceiling		01		NONE		100																											
Air Condition		01		NONE		100																											
Heating Type		01		NONE		100																											
Plumbing		05		STEEL		100																											
Frame		12		100																													
Story Height		1		100																													
RMS		1.		1. 100																													
Stories		00		. 100																													
Class		02		DIST FB		100																											
Units		00		NONE		100																											
BUD8 Adjustme																																	
Occupancy																																	
Quality		03		Quality Level		03																											
DOR CODE		1600		COMMUNITY SHOPPING																													
MAP NUM				MKT AREA		01																											
NEIGHBORHOOD/LOC		1095.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		672		100		1993		672		12,550																							
TOTALS		672						672		12,550																							
EXTRA FEATURES										528 S 8TH ST, FERNANDINA BEACH										BLD DATE 02/09/2022 KK LGL DATE 04/15/2025 DC													
																				XF DATE 02/09/2022 KK LAND DATE AG DATE													