



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 15 | CONC BLOCK 100 |
| Roof Structur            | 01 | FLAT 100       |
| Roof Cover               | 02 | ROLL COMP 100  |
| Interior Wall            | 03 | PLASTER 100    |
| Interior Floop           | 03 | CONC FINSH 100 |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Fixtures                 | 6  | 100            |
| Frame                    | 03 | MASONRY 100    |
| Story Height             | 9  | 100            |
| RMS                      | 4  | 100            |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                    |
|----------|------|--------------------|
| Quality  | 02   | Quality Level 02   |
| DOR CODE | 1200 | STORE/OFFICE/RESID |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 01 |
|---------|--|----------|----|

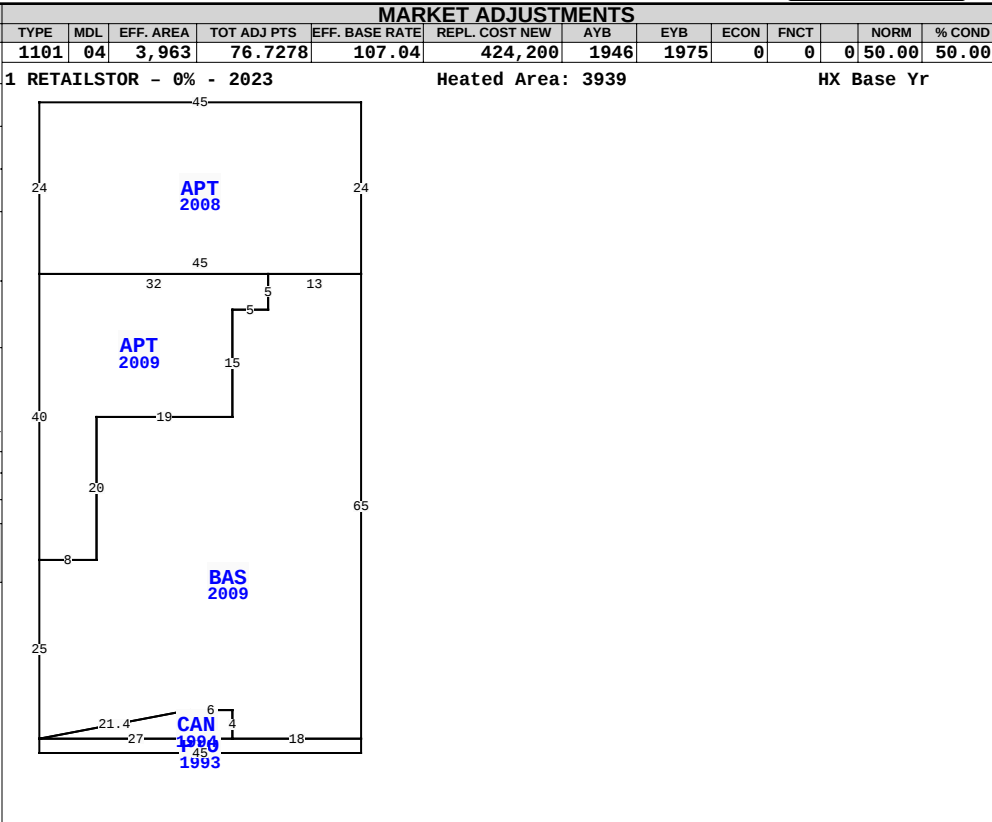
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1009.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| APT       | 1,080            | 100         | 2008 | 1,080        | 57,802               |
| APT       | 725              | 100         | 2009 | 725          | 38,802               |
| BAS       | 2,134            | 100         | 2009 | 2,134        | 114,212              |
| CAN       | 66               | 30          | 1994 | 20           | 1,071                |
| PTO       | 90               | 5           | 1993 | 4            | 214                  |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 4,095 |  |  | 3,963 | 212,100 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R |
| 1              | 0810       | CONCRETE A  | 0   | 0   | 2  | 37 | 74.00  | SF | 6.50  |
| 2              | 0801       | ASPHALT A   | 0   | 0   | 2  | 22 | 44.00  | SF | 3.00  |
| 3              | 0811       | CONCRETE B  | 0   | 0   | 16 | 45 | 720.00 | SF | 5.20  |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS |
| 1                | 001200   | C   | STORE COMB           | 0   | 0006 | MU-8     | 50.00 | 100.00 | 5,000.00    |



505 S 9TH ST, FERNANDINA BEACH

|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 12/12/2018 | KK | LGL DATE  |            |
| XF DATE  | 12/12/2018 | KK | LAND DATE | 04/15/2025 |
| INC DATE |            |    | AG DATE   | 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   | 0810       | CONCRETE A  | 0   | 0   | 2  | 37 | 74.00  | SF | 6.50  | 6.50           | 100       | 1946    | 1946        | 3 | 20     | 96              |       |
| 2   | 0801       | ASPHALT A   | 0   | 0   | 2  | 22 | 44.00  | SF | 3.00  | 3.00           | 100       | 1989    | 1989        | 3 | 50     | 66              |       |
| 3   | 0811       | CONCRETE B  | 0   | 0   | 16 | 45 | 720.00 | SF | 5.20  | 5.20           | 100       | 1960    | 1960        | 3 | 20     | 749             |       |

| TOTAL OB/XF |          |     |                      |     |      |          |       |        |             | 911       |     |          |        |         |            |                |            |
|-------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |
| 1           | 001200   | C   | STORE COMB           | 0   | 0006 | MU-8     | 50.00 | 100.00 | 5,000.00    | SF        |     | 1.00     | 1.00   | 1.00    | 35.00      | 35.00          | 175,000    |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 2              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 212,100     |   |
| TOTAL MARKET OB/XF VALUE  |  | 911         |   |
| TOTAL LAND VALUE - MARKET |  | 175,000     |   |
| TOTAL MARKET VALUE        |  | 388,011     |   |
| SOH/AGL Deduction         |  | 0           |   |
| ASSESSED VALUE            |  | 388,011     |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 388,011     |   |
| TOTAL JUST VALUE          |  | 388,011     |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 367,568     |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20150121   | REPAIR/RRF  | 20,000 | 01/21/2015 |
| 20090619   | SIGN        | 20     | 05/19/2009 |
| 20072126   | H/AC        | 4,500  | 11/28/2007 |
| 20071178   | REMODEL     | 300    | 06/26/2007 |
| 20060655   | REMODEL     | 2,400  | 03/27/2006 |
| 20033025   | REPAIR/RRF  | 15,000 | 04/30/2003 |

| SALES DATA                   |           |              |        |        |           |               |  |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2554/1367                    | 4/07/2022 | WD           | Q      | I      | 01        | 425,000       |  |
| GRANTOR: JANET A CARVER P.A. |           |              |        |        |           |               |  |
| GRANTEE: BULUGEAN ALIN E & O |           |              |        |        |           |               |  |
| 2298/0930                    | 8/16/2019 | WD           | Q      | I      | 01        | 251,400       |  |
| GRANTOR: DILLON CHRISTINE    |           |              |        |        |           |               |  |
| GRANTEE: JANET A CARVER P.A. |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                            |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| APT=[YR=2008] W45 S24 APT=[YR=2009] S40 BAS=[YR=2009] S25      |  |  |  |  |  |  |  |  |  |
| PTO=[YR=1993] S2 E45 N2 W18 CAN=[YR=1994] N4 W6 L21 D4         |  |  |  |  |  |  |  |  |  |
| E27 \$ W27 \$ U4 R21 E6 S4 E18 N65 W13 S5 W5 S15 W19 S20 W8 \$ |  |  |  |  |  |  |  |  |  |
| E8 N20 E19 N15 E5 N5 W32 \$ E45 N24 \$ .                       |  |  |  |  |  |  |  |  |  |