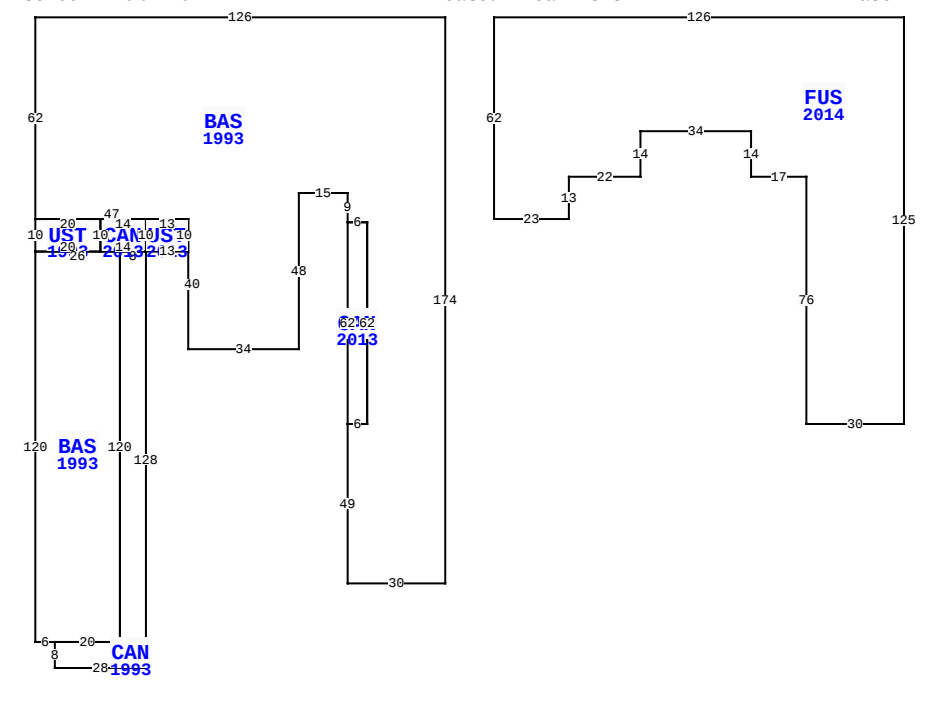


CITY OF FERNANDINA BEACH
204 ASH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0144-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
Exterior Wall	19	COMMON BRK 100								7201	04	24, 078	88.3500	172.50	4,153,455	1950	2000	0	0	0	20.50	79.50	VALUATION BY																
Roof Structur	04	WOOD TRUSS 100								1 SCHOOL - 0% - 0										Heated Area: 23437										HX Base Yr									
Roof Cover	04	BUILT-UP 100																		BUILDING MARKET VALUE										6,095,829									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										144,948									
Interior Floo	09	PINE WOOD 100																		TOTAL LAND VALUE - MARKET										368,000									
Ceiling	02	F.NOT SUS 100																		TOTAL MARKET VALUE										6,608,777									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										1,480,164									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										5,128,613									
Fixtures	24	100																		TOTAL EXEMPTION VALUE										04 5,128,613									
Frame	03	MASONRY 100																		BASE TAXABLE VALUE										0									
Story Height	12	100																		TOTAL JUST VALUE										6,608,777									
RMS	17	100																		NCON VALUE										0									
Stories	2.	100								INCOME VALUE																													
Units	0	100								PREVIOUS YEAR MKT VALUE										6,709,075																			
BUD8 Adjustme	02	DIST FB 100																																					
Occupancy	00	NONE 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		8900	MUNICIPAL																																				
MAP NUM										MKT AREA		01																											
NEIGHBORHOOD/LOC		1009.0400																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	3,120	100	1993	3,120	427,869																																		
BAS	12,040	100	1993	12,040	1,651,136																																		
CAN	1,184	30	1993	355	48,684																																		
CAN	140	30	2013	42	5,760																																		
CAN	372	30	2013	112	15,359																																		
FUS	8,277	100	2014	8,277	1,135,087																																		
UST	200	40	1993	80	10,971																																		
UST	130	40	2013	52	7,131																																		
TOTALS		25,463			24,078	301,997	516 S 10TH ST, FERNANDINA BEACH										BLD DATE		01/08/2019		KK		LGL DATE		04/16/2025		DC												
EXTRA FEATURES												XF DATE		01/08/2019		KK		LAND DATE																					
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	0812	CONCRETE C	0	0	0	0	2,358.00	SF	4.00	4.00	100	1950	1950	3	20	1,886																							
2	0422	CL FNC 4'	0	0	0	0	199.00	LF	15.00	15.00	100	1980	1980	3	20	597																							
3	0430	CL FNC 6B	0	0	0	0	44.00	LF	9.70	9.70	100	1980	1980	3	20	85																							
4	0402	CONC BUMPE	0	0	0	0	44.00	UT	25.00	25.00	100	2000	2000	3	83	913																							
5	0410	ELEVATOR	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	2000	2000	3	100	40,000																							
6	0400	CONC CURB	0	0	0	0	463.00	LF	15.00	15.00	100	2000	2000	3	83	5,764																							
7	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2000	2000	3	48	7,286																							
8	0966	FIRE SPRNK	0	0	0	0	23,437.00	SF	3.00	3.00	100	2000	2000	3	77	54,139																							
9	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2000	2000	3	48	432																							
10	0418	EXHST LAN	0	0	0	0	1.00	UT	400.00	400.00	100	2000	2000	3	20	80																							
LAND DESCRIPTION										TOTAL OB/XF										111,182																			
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	008900	C	MUNICIPAL	0		PI-1	800.00	100.00	1.84	AC		1.00	1.00	1.00	200,000.00	200,000.00	368,000																						



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		15 100
Frame	05	STEEL 100
Story Height		20 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	8900	MUNICIPAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.0400	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	14,432	100	1993	14,432	743,644
CAN	12	30	1993	4	761
CAN	80	30	1993	24	4,563
CAN	192	30	1993	58	11,027
CAN	63	30	2013	19	3,612
CAN	65	30	2014	20	3,802
STR	25	10	2013	2	380
STR	260	10	2013	26	4,943
ULP	136	15	2013	20	3,802
ULP	324	15	2013	49	9,315
TOTALS	15,866			14,696	793,832

** This building has 11 Sub-Areas

516 S 10TH ST, FERNANDINA BEACH

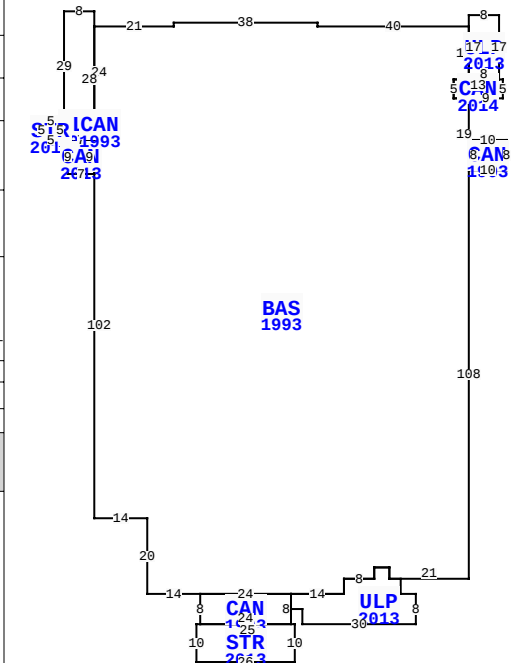
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	0966	FIRE SPRNK	0	0	0	14,432.00	SF	3.00	3.00	100	2000	2000	3	77	33,338	
12	0810	CONCRETE A	0	0	14	5			6.50	100	2014	2014	3	94	428	

LAND DESCRIPTION										TOTAL OB/XF						33,766	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
7201	04	14,696	122.4722	239.13	3,514,254	1950	2000	0	0

2 SCHOOL - 0% - 0 Heated Area: 14432

HX Base Yr



BLD DATE	01/08/2019	KK	LGL DATE	
XF DATE	01/08/2019	KK	LAND DATE	04/16/2025
INC DATE			AG DATE	DC

NASSAU COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		6,095,829	
TOTAL MARKET OB/XF VALUE		144,948	
TOTAL LAND VALUE - MARKET		368,000	
TOTAL MARKET VALUE		6,608,777	
SOH/AGL Deduction		1,480,164	
ASSESSED VALUE		5,128,613	
TOTAL EXEMPTION VALUE		04	5,128,613
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		6,608,777	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		6,709,075	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162359	MECH OTHER	67,000	08/26/2016
20160465	REPLACE 21 WINDOW	19,450	02/22/2016
20150147	REPAIR/RRF	25,096	01/23/2015
20142163	COFB FIRE DEPT AD	5,000	10/07/2014
20142164	COFB FIRE DEPT AD	500	10/07/2014
20140890	WINDOWS-26	19,600	05/05/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0566/0931	3/31/1989	WD	Q	I	03
					SALE PRICE 100

GRANTOR: NASSAU SCHOOL BOARD
GRANTEE: CITY OF FDNA BEACH
0067/0272 4/28/1927 QC Q I 03 100
GRANTOR: FERNANDINA DOCK & REA
GRANTEE: BOARD OF PUBLIC INS

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=1993] W40 N1 W38 S1 W21 ULP=[YR=2014]
N4W8S29W1STR=[YR=2013] W5S5 E5N5S5E2CAN=[YR=2013]
S9E7N9W7\$E7N2 CAN=[YR=1993] E3N4W3S4\$N28\$ S24E3S4 W3S102 E14
S20E14CAN=[YR=1993] S8 STR=[YR=2013] W1S10E26N10W25\$E24N8
W24\$E24ULP=[YR=2013] S4E3S4E30N8W4N4
W3N3W4S3W8S4W14\$E14N4E8N3E4S3 E21N108CAN=[YR=1993]
E10N8W10S8\$N19 CAN=[YR=2014] E9N5W13S5E4\$W4N5E4 ULP=[YR=2013]
E8N17W8S17\$N14\$.