

WELL TRAVELED PROPERTIES LLC
PO BOX 4
FERNANDINA BEACH, FL 32035-0004

00-00-31-1800-0154-0030

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 4																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	15	CONC BLOCK 70								4803	04	9,508	94.8024	43.37		412,362	1945	1990		0	0	55.00	45.00	VALUATION BY																							
Exterior Wall	17	CB STUCCO 30								2 STOR WAREH - 0% - 0										Heated Area: 9360										HX Base Yr										STANDARD							
Roof Structur	04	WOOD TRUSS 100								13 60 38 38 1993 91 91 60 65 65 60										BUILDING MARKET VALUE										1,258,511																	
Roof Cover	12	MODULAR MT 100																		TOTAL MARKET OB/XF VALUE										55,359																	
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										1,404,645																	
Interior Floo	03	CONC FINSH 60																		TOTAL MARKET VALUE										2,718,515																	
Interior Floo	05	ASPH TILE 40																		SOH/AGL Deduction										543,959																	
Ceiling	03	PART.FIN. 100								ASSESSED VALUE										2,174,556																											
Air Condition	03	CENTRAL 100								TOTAL EXEMPTION VALUE										0																											
Heating Type	04	AIR DUCTED 100								BASE TAXABLE VALUE										2,174,556																											
Fixtures	04	10 100								TOTAL JUST VALUE										2,718,515																											
Frame	05	STEEL 100								NCON VALUE										0																											
Common Wall		25 100								INCOME VALUE																																					
Story Height		18 100								PREVIOUS YEAR MKT VALUE										2,835,521																											
RMS		7 100																																													
Stories	1.	1. 100																																													
Units		0 100																																													
BUD8 Adjustme	02	DIST FB 100																																													
Quantity	00	ONE 100																																													
DOR CODE	1100	STORES, 1 STORY																																													
MAP NUM		MKT AREA								01																																					
NEIGHBORHOOD/LOC	1095.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
AOF	3,900	100	1993	3,900	76,114																																										
BAS	5,460	100	1993	5,460	106,560																																										
CAN	494	30	1993	148	2,889																																										
TOTALS		9,854			9,508	185,563	708 S 8TH ST, FERNANDINA BEACH										BLD DATE		09/27/2019		KK		LGL DATE		04/15/2025		DC																				
EXTRA FEATURES												XF DATE		09/27/2019		KK		LAND DATE																													
												INC DATE						AG 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																														
11	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1997	1997	3	20	240																															
12	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1997	1997	3	40	360																															
13	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	1997	1997	3	100	300																															
14	0855	CONC PAVER	0	0	14	3	42.00	SF	7.00	7.00	100	2016	2016	3	95	279																															
15	0855	CONC PAVER	0	0	0	0	3,301.00	SF	10.00	10.00	100	2017	2017	3	96	31,690																															
16	0812	CONCRETE C	0	0	0	0	1,380.00	SF	4.00	4.00	100	2017	2017	3	96	5,299																															
17	0400	CONC CURB	0	0	0	0	94.00	LF	15.00	15.00	100	2017	2017	3	97	1,368																															
18	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2017	2017	3	97	97																															
19	0810	CONCRETE A	0	0	49	1	49.00	SF	6.50	6.50	100	2017	2017	3	96	306																															
20	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2017	2017	3	90	810																															
LAND DESCRIPTION										TOTAL OB/XF										40,749																											
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																							

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