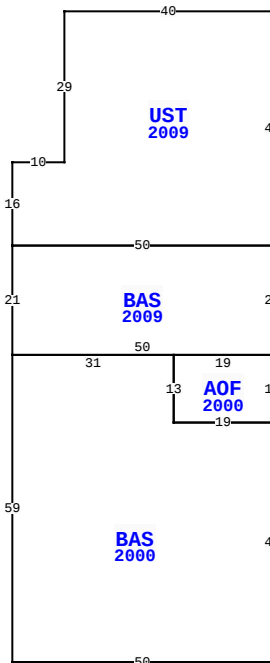


**CLASSIC CARPETS & INTERIORS INC/
802 S 8TH ST
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0159-0010

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	16	WD FR STUC 50								1101	04	4,784	115.6884	161.39	772,090	2000	2000	0	0	23.00	77.00	VALUATION BY								STANDARD																																							
Exterior Wall	25	MOD METAL 50								1 RETAILSTOR - 0% - 0										Heated Area: 4000										HX Base Yr										Tax Group: 2								Tax Dist:																					
Roof Structur	10	STEEL FRME 100																		BUILDING MARKET VALUE										594,509																																							
Roof Cover	12	MODULAR MT 100																		TOTAL MARKET OB/XF VALUE										19,547																																							
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										350,000																																							
Interior Floo	11	CLAY TILE 50																		TOTAL MARKET VALUE										964,056																																							
Interior Floo	14	CARPET 50																		SOH/AGL Deduction										254,773																																							
Ceiling	03	PART.FIN. 100																		ASSESSED VALUE										709,283																																							
Air Condition	03	CENTRAL 100																		TOTAL EXEMPTION VALUE										0																																							
Heating Type	04	AIR DUCTED 100																		BASE TAXABLE VALUE										709,283																																							
Fixtures	09	100																		TOTAL JUST VALUE										964,056																																							
Frame	05	STEEL 100																		NCON VALUE										0																																							
Story Height		15 100								INCOME VALUE																																																											
RMS		6 100								PREVIOUS YEAR MKT VALUE										980,688																																																	
Stories	1.	1. 100																																																																			
Units	00	0 100																																																																			
Occupancy	00	OWNER OCC 100																																																																			
Quality	03	Quality Level 03																																																																			
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	247	100	2000	247	30,695																																																																
BAS	2,703	100	2000	2,703	335,902																																																																
BAS	1,050	100	2009	1,050	130,484																																																																
UST	1,960	40	2009	784	97,428																																																																
TOTALS	5,960			4,784	594,509																																																																
EXTRA FEATURES										802 S 8TH ST, FERNANDINA BEACH										BLD DATE 02/27/2020										KK										LGL DATE										04/15/2025										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	0464	FNC GT 10'	0	0	0	0	1.00	UT	437.50	437.50	100	2000	2000	3	48	210																																																					
2	0646	LWN SPRK H	0	0	0	0	33.00	UT	2.00	2.00	100	2000	2000	3	23	15																																																					
3	0400	CONC CURB	0	0	0	0	86.00	LF	15.00	15.00	100	2000	2000	3	83	1,071																																																					
4	0812	CONCRETE C	0	0	0	0	3,100.00	SF	4.00	4.00	100	2000	2000	3	77	9,548																																																					
5	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50	6.50	100	2000	2000	3	77	200																																																					
6	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2000	2000	3	20	80																																																					
7	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2009	2009	3	35	140																																																					
8	0812	CONCRETE C	0	0	0	0	1,138.00	SF	4.00	4.00	100	2000	2000	3	77	3,505																																																					
9	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2000	2000	3	48	648																																																					
10	0446	BOX FNC 6'	0	0	0	0	24.00	LF	20.00	20.00	100	2015	2015	3	65	312																																																					
LAND DESCRIPTION										TOTAL OB/XF										15,729																																																	
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	001100	C	STORE 1FLR	0	0003	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	25.00	25.00	250,000																																																				
2	001100	C	STORE 1FLR	0	0006	MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	20.00	20.00	100,000																																																				

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