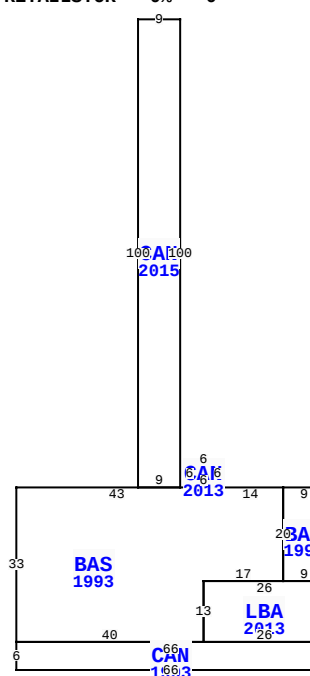


**YANGAS LAND COMPANY LLC/
1008 SOUTH 8TH ST
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0172-0070



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	AP	NORM	% COND																									
Exterior Wall	15	1101	04	2,612	95.5760	133.33	348,258	1977	1977	0	0	20	50.00	30.00	VALUATION BY																								
Exterior Wall	20	1 RETAILSTOR - 0% - 0													Heated Area: 2178							HX Base Yr																	
Roof Structure	09														BUILDING MARKET VALUE							104,477																	
Roof Cover	02														TOTAL MARKET OB/XF VALUE							78,890																	
Interior Wall	04														TOTAL LAND VALUE - MARKET							350,000																	
Interior Wall	01														TOTAL MARKET VALUE							533,367																	
Interior Floor	10														SOH/AGL Deduction							130,026																	
Interior Floor	07														ASSESSED VALUE							403,341																	
Ceiling	02														TOTAL EXEMPTION VALUE							0																	
Air Condition	04														BASE TAXABLE VALUE							403,341																	
Heating Type	04														TOTAL JUST VALUE							533,367																	
Fixtures	03														NCON VALUE							0																	
Frame	03	INCOME VALUE																																					
Story Height	12	PREVIOUS YEAR MKT VALUE							492,716																														
RMS	4																																						
Stories	1.																																						
Units	0																																						
BUD8 Adjustme	02																																						
Quantity	00																																						
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																																		
BAS	180	100	1993	180	7,200																																		
BAS	1,660	100	1993	1,660	66,398																																		
CAN	396	30	1993	119	4,760																																		
CAN	36	30	2013	11	440																																		
CAN	900	30	2015	270	10,800																																		
LBA	338	110	2013	372	14,880																																		
TOTALS	3,510			2,612	104,477																																		
EXTRA FEATURES					1008 S 8TH ST, FERNANDINA BEACH										BLD DATE 12/17/2019					KK					LGL DATE					04/15/2025					DC				
					INC DATE										12/17/2019					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	1,779.00	SF	4.00	4.00	100	1977	1977	3	27	1,921																								
2	0803	ASPHALT C	0	0	0	5,343.00	SF	2.00	2.00	100	1990	1990	3	50	5,343																								
3	0400	CONC CURB	0	0	0	102.00	LF	15.00	15.00	100	1977	1977	3	38	581																								
4	0978	SECURTY LT	0	0	0	2.00	UT	225.00	225.00	100	2001	2001	3	52	234																								
5	0424	CL FNC 6'	0	0	0	27.00	LF	20.00	20.00	100	2005	2005	3	64	346																								
6	0424	CL FNC 6'	0	0	0	168.00	LF	10.00	10.00	100	2009	2009	3	74	1,243																								
7	0424	CL FNC 6'	0	0	0	180.00	LF	20.00	20.00	100	2013	2013	3	83	2,988																								
8	0422	CL FNC 4'	0	0	0	10.00	LF	15.00	15.00	100	2009	2009	3	74	111																								
9	0463	FENCE GATE	0	0	0	4.00	UT	300.00	300.00	100	2013	2013	3	83	996																								
10	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	64	192																								
LAND DESCRIPTION										TOTAL OB/XF										13,955																			
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	0.00	0.00	10,000.00	SF		1.00	1.00	1.00	20.00	20.00	200,000																						
2	001100	C	STORE 1FLR	0		MU-8	25.00	100.00	7,500.00	SF		1.00	1.00	1.00	20.00	20.00	150,000																						

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		2
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY										
																							VALUATION BY					STANDARD				
																							Tax Group: 2					Tax Dist:				
																							BUILDING MARKET VALUE					104,477				
																							TOTAL MARKET OB/XF VALUE					78,890				
																							TOTAL LAND VALUE - MARKET					350,000				
																							TOTAL MARKET VALUE					533,367				
																							SOH/AGL Deduction					130,026				
																							ASSESSED VALUE					403,341				
																							TOTAL EXEMPTION VALUE					0				
																							BASE TAXABLE VALUE					403,341				
																							TOTAL JUST VALUE					533,367				
																							NCON VALUE					0				
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE					492,716				