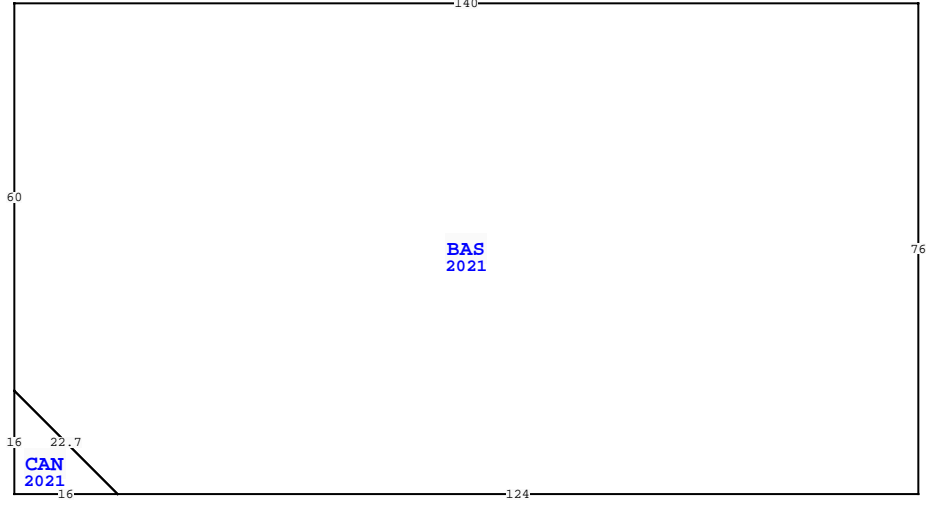


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	80
Exterior Wall	15	CONC BLOCK	20
Roof Structure	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	03	CONC FINSH	100
Ceiling	04	NONE	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures	7	100	
Frame	05	STEEL	100
Story Height		15	100
RMS		5	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	10,512	100	2021
CAN	128	30	2021
TOTALS	10,640		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	RETAILSTOR	- 0%	- 0									
				Heated Area:	10512			HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,365,233
TOTAL MARKET OB/XF VALUE		153,857
TOTAL LAND VALUE - MARKET		579,777
TOTAL MARKET VALUE		2,098,867
SOH/AGL Deduction		0
ASSESSED VALUE		2,098,867
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,098,867
TOTAL JUST VALUE		2,098,867
NCON VALUE		0
INCOME VALUE		26,514,136
PREVIOUS YEAR MKT VALUE		2,102,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210188	ELEC OTHER	70,000	05/28/2021
20210182	NEW CONST-DOLLAR	1,365,345	05/26/2021
20210183	FOUNDATION	2,500	04/23/2021
20210006	OTHER - SITE WORK	22,546	02/12/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/0079	12/10/2021	SW	Q	I	01	3,233,500
GRANTOR: CONCEPT DEVELOPMENT I						
GRANTEE: PALMETTO GOLD3 LLC						
2380/0305	7/28/2020	WD	Q	V	05	1,410,000
GRANTOR: OGLETHORPE DEVELOPMEN						
GRANTEE: CONCEPT DEVELOPMENT						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	0	18,401.00	SF	4.00	4.00	100	2021
2	0855	CONC PAVER	0	0	0	0	5,413.00	SF	7.00	7.00	100	2021
3	0810	CONCRETE A	0	0	0	0	129.00	SF	6.50	6.50	100	2021
4	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2021
5	0400	CONC CURB	0	0	0	0	384.00	LF	15.00	15.00	100	2021
6	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2021
7	0402	CONC BUMPE	0	0	0	0	26.00	UT	25.00	25.00	100	2021
8	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2021
9	0812	CONCRETE C	0	0	0	0	3,740.00	SF	4.00	4.00	100	2021
10	0098	AWNING MTL	0	0	0	0	398.00	SF	13.00	13.00	100	2021

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1200 VINTAGE WAY, FERNANDINA BEACH												
		BLD DATE			10/04/2021			KK	LGL DATE			
		XF DATE			10/04/2021			KK	LAND DATE	04/23/2025		DC
		INC DATE							AG DATE			
TOTALS 10,640 10,550 1,365,233												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2021] W140 S60 CAN=[YR=2021] S16 E16 U16 L16 \$ D16 R16 E124 N76\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	
1	001100	C	STORE 1FLR	0		CG	0.00	0.00	52,707.00	SF		1.00	1.00	1.00	11.00	11.00	579,777								

