



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	VALUATION SUMMARY																		
Exterior Wall	16	WD FR STUC 100								2102	04	3,218	127.6694	240.66	774,444	1914	2015	0	0	125	13.00	125.00	STANDARD																		
Roof Structur	04	WOOD TRUSS 100								1 RSTARANT 2 - 0% - 2025												Heated Area: 2991																			
Roof Cover	03	COMP SHNGL 90								HX Base Yr																															
Roof Cover	12	MODULAR MT 10																																							
Interior Wall	05	DRYWALL 80																																							
Interior Wall	08	DECORATIVE 20																																							
Interior Floo	09	PINE WOOD 60																																							
Interior Floo	13	LVT/LAMNT 40																																							
Ceiling	02	F.NOT SUS 100																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Fixtures	30	100																																							
Frame	02	WOOD FRAME 100																																							
Story Height	10	100																																							
RMS	5	100																																							
Stories	2.	2. 100																																							
Units	0	100																																							
Occupancy	00	OWNER OCC 100																																							
Quality	06	Quality Level 06																																							
DOR CODE	2100	RESTAURANTS/CAFE																																							
MAP NUM		MKT AREA																				01																			
NEIGHBORHOOD/LOC	1005.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAL	380	15	2025	57	17,148																																				
BAS	269	100	1993	269	80,923																																				
BAS	900	100	1993	900	270,743																																				
BAS	551	100	1994	551	165,755																																				
BAS	88	100	2000	88	26,473																																				
CAN	280	30	1995	84	25,269																																				
CAN	36	30	1998	11	3,309																																				
DCX	70	15	2025	10	3,009																																				
DCX	240	15	2025	36	10,830																																				
FOP	18	30	2025	5	1,504																																				
TOTALS	4,063			3,218	968,055																																				
EXTRA FEATURES										** This building has 15 Sub-Areas																															
14 S 2ND ST, FERNANDINA BEACH																																									

[illegible]