

DIEU RANDY/
2450 E 23RD ST
LOS ANGELES, CA 90058

01-2N-27-0000-0003-0250

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	NORM	% COND	VALUATION SUMMARY								PAGE 1 of 1	4								
Exterior Wall	17	CB STUCCO 80				1602	04	10,889	114.3219	119.47	1,300,909	2007	2007	0	0	0	17.00	83.00	VALUATION BY				STANDARD												
Exterior Wall	28	GLASS THRM 20				1 NBHD SHOP - 0% - 0										Heated Area: 10080										HX Base Yr									
RooF Structur	04	WOOD TRUSS 100																																	
Roof Cover	03	COMP SHNGL 100																																	
Interior Wall	05	DRYWALL 100																																	
Interior Floo	14	CARPET 60																																	
Interior Floo	07	CORK/VTILE 40																																	
Ceiling	01	FIN.SUSPD 100																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Fixtures	29	100																																	
Frame	03	MASONRY 100																																	
Story Height	14	100																																	
RMS	16	100																																	
Stories	1.	1. 100																																	
Units	0	0 100																																	
Occupancy	00	NONE 100																																	
Quality	04	Quality Level 04																																	
DOR CODE	1600	COMMUNITY SHOPPING																																	
MAP NUM		MKT AREA		04																															
NEIGHBORHOOD/LOC	4002.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,260	100	2007	1,260	124,942																														
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CAN	2,464	30	2008	739	73,279																														
PTO	1,404	5	2007	70	6,941																														
TOTALS	13,948			10,889	1,079,754																														
EXTRA FEATURES						95742 AMELIA CONCOURSE, FERNANDINA BEACH																													
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	0803	ASPHALT C	0	0	0	0		23,000.00	SF 2.00		2.00	100	2007	2007	3	58	26,680																		
2	0811	CONCRETE B	0	0	0	0		678.00	SF 5.20		5.20	100	2007	2007	3	87	3,067																		
3	0400	CONC CURB	0	0	0	0		841.00	LF 15.00		15.00	100	2007	2007	3	90	11,354																		
4	0424	CL FNC 6'	0	0	0	0		575.00	LF 23.00		23.00	100	2007	2007	3	69	9,125																		
5	0463	FENCE GATE	0	0	0	0		4.00	UT 345.00		345.00	100	2007	2007	3	69	952																		
6	0978	SECURTY LT	0	0	0	0		8.00	UT 225.00		225.00	100	2007	2007	3	69	1,242																		
7	4950	BOLLARD	0	0	0	0		2.00	UT 100.00		100.00	100	2007	2007	3	100	200																		
8	1126	CB/STC 8"	0	0	30	6		180.00	SF 8.00		8.00	100	2007	2007	3	87	1,253																		
9	0810	CONCRETE A	0	0	10	10		100.00	SF 6.50		6.50	100	2007	2007	3	87	566																		
LAND DESCRIPTION						TOTAL OB/XF										54,439																			
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	001610	C	SH CTR NHD		0	0003	PUD	0.00	0.00	93,654.00	SF		1.00	1.00	1.00	5.75	5.75	538,510																	