

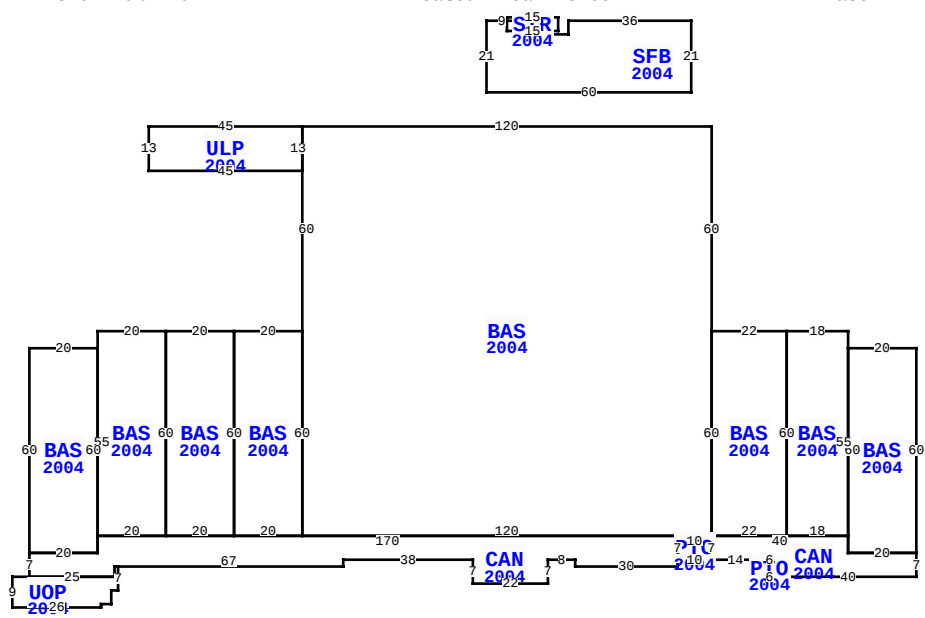
KM WEST LLC/KCS-FIVE POINTS LLC ET AL
2963 DUPONT AVENUE STE 2
JACKSONVILLE, FL 32217

00-00-30-024A-0001-0000

REVIEW DATE 04/04/2025 BY KW Total Acres: 4.09 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 4											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	NORM	% COND									
Exterior Wall	17	CB STUCCO 100								1602	04	24,581	108.4026	120.33	2,957,832	2004	2004	50	0	0	21.00	29.00	VALUATION BY								
Roof Structur	09	RIDGE FRME 100								2 NBHD SHOP 0% - 0														DIRECT_CAP							
Roof Cover	04	BUILT-UP 100								Heated Area: 23760														HX Base Yr							
Interior Wall	05	DRYWALL 100																													
Interior Floo	03	CONC FINSH 60																													
Interior Floo	11	CLAY TILE 40																													
Ceiling	01	FIN.SUSPD 100																													
Air Condition	04	ROOF TOP 100																													
Heating Type	04	AIR DUCTED 100																													
Fixtures	63	100																													
Frame	05	STEEL 100																													
Story Height		17 100																													
RMS		26 100																													
Stories	1.	1. 100																													
Units		0 100																													
BUD8 Adjustme	05	DIST 1A 100																													
Occupancy	00	NONE 100																													
Quality	03	Quality Level 03																													
DOR CODE	1600	COMMUNITY SHOPPING																													
MAP NUM		MKT AREA								02																					
NEIGHBORHOOD/LOC	2004.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,080	100	2004	1,080	37,687																										
BAS	1,200	100	2004	1,200	41,875																										
BAS	1,200	100	2004	1,200	41,875																										
BAS	1,200	100	2004	1,200	41,875																										
BAS	1,200	100	2004	1,200	41,875																										
BAS	1,200	100	2004	1,200	41,875																										
BAS	1,320	100	2004	1,320	46,062																										
BAS	14,400	100	2004	14,400	502,498																										
CAN	520	30	2004	156	5,444																										
CAN	1,703	30	2004	511	17,832																										
TOTALS	27,237			24,581	857,771																										
EXTRA FEATURES										2006 S 8TH ST, FERNANDINA BEACH										BLD DATE XF DATE INC 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														
11	1126	CB/STC 8"	0	0	0	0	68.00	SF	8.00	8.00	100	2006	2006	3	84	457															
12	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2004	2004	3	20	160															
13	0964	HALON SYST	1	0	18	3	54.00	SF	50.00	50.00	100	2004	2004	3	82	2,214															
14	0142	BAR TOP A	1	0	48	0	48.00	LF	165.00	165.00	100	2004	2004	3	20	1,584															
15	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2004	2004	3	100	200															
16	1126	CB/STC 8"	0	0	78	9	702.00	SF	8.00	8.00	100	2004	2004	3	82	4,605															
17	0461	IRON FENCE	0	0	0	12	108.00	SF	8.50	8.50	100	2004	2004	3	86	789															
18	0097	AWNING CN	0	0	0	0	53.00	SF	65.00	65.00	100	2016	2016	3	75	2,584															
19	0097	AWNING CN	0	0	0	0	45.00	SF	195.00	195.00	100	2016	2016	3	75	6,581															
20	0803	ASPHALT C	0	0	0	0	67,552.00	SF	2.00	2.00	100	2004	2004	3	50	67,552															
LAND DESCRIPTION										TOTAL OB/XF										86,726											
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							

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