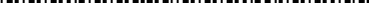
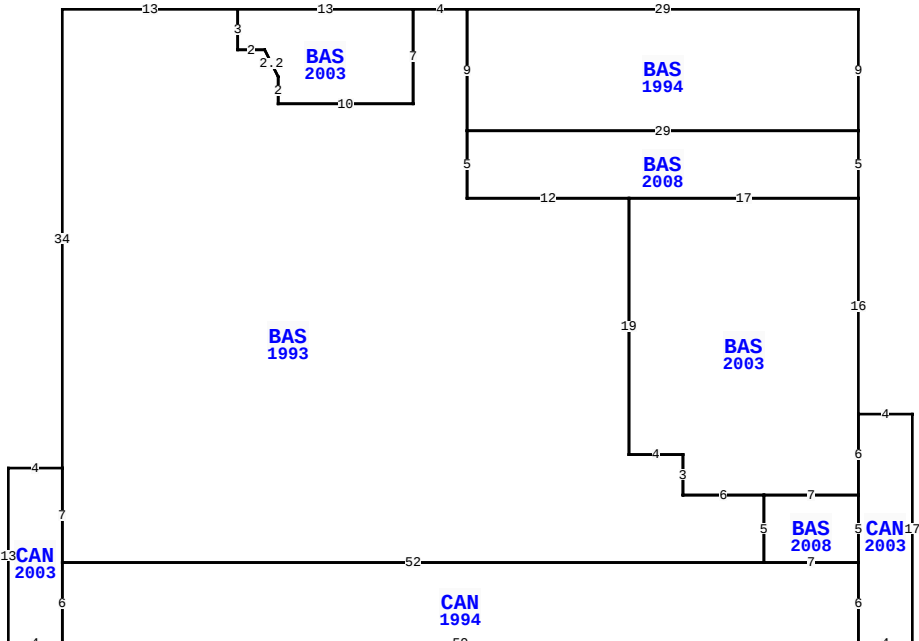


**SOUTH FLETCHER PROPERTIES LLC/
960194 GATEWAY BLVD STE #101
FERNANDINA BEACH, FL 32034**



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY								
Exterior Wall	17	CB STUCCO 70				2101	04	2,561	100.4931	179.63	460,032	1974	1990		0	0	45.50	54.50	VALUATION BY				STANDARD			
Exterior Wall	15	CONC BLOCK 30				1 RSTARANT 1 0% - 0													Heated Area: 2419				HX Base Yr			
Roof Structure	09	RIDGE FRME 100																	Tax Group: 8				Tax Dist:			
Roof Cover	04	BUILT-UP 100																	250,717							
Interior Wall	05	DRYWALL 100																	16,956							
Interior Floor	10	TERRAZZO 90																	199,134							
Interior Floor	11	CLAY TILE 10																	466,807							
Ceiling	01	FIN.SUSPD 100																	66,420							
Air Condition	04	ROOF TOP 100																	400,387							
Heating Type	04	AIR DUCTED 100																	0							
Fixtures		7 100																	400,387							
Frame	03	MASONRY 100																	466,807							
Story Height		11 100				0																				
RMS		4 100				0																				
Stories Units	1.	1. 100 0 100				0																				
BUD8 Adjustme	05	DIST 1A 100				0																				
Occupancy	00	NONE 100				0																				
Quality	03	Quality Level 03				0																				
DOR CODE	2100 RESTAURANTS/CAFE																									
MAP NUM		MKT AREA				03																				
NEIGHBORHOOD/LOC	3016.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,536	100	1993	1,536	150,372																					
BAS	261	100	1994	261	25,551																					
BAS	80	100	2003	80	7,832																					
BAS	362	100	2003	362	35,439																					
BAS	35	100	2008	35	3,426																					
BAS	145	100	2008	145	14,195																					
CAN	354	30	1994	106	10,377																					
CAN	52	30	2003	16	1,566																					
CAN	68	30	2003	20	1,958																					
TOTALS	2,893			2,561	250,717																					
EXTRA FEATURES						5517 S FLETCHER AVE, FERNANDINA BEACH										DC										
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	0381	COOLER	0	0	29	8		232.00	SF 82.50	100	1974	1974	3	20	3,828											
2	0803	ASPHALT C	0	0	0	0		9,040.00	SF 2.00	100	1974	1974	3	50	9,040											
3	0810	CONCRETE A	0	0	6	6		36.00	SF 6.50	100	1992	1992	3	59.5	139											
4	0446	BOX FNC 6'	0	0	0	0		37.00	LF 20.00	100	2000	2000	3	20	148											
5	0463	FENCE GATE	0	0	0	0		2.00	UT 300.00	100	2000	2000	3	45	270											
6	0418	EXHST FAN	0	0	0	0		2.00	UT 400.00	100	2000	2000	3	20	160											
7	0964	HALON SYST	0	0	14	4		56.00	SF 50.00	100	2000	2000	3	75	2,100											
8	4950	BOLLARD	0	0	0	0		2.00	UT 100.00	100	2000	2000	3	100	200											
9	0402	CONC BUMPE	0	0	0	0		14.00	UT 25.00	100	2000	2000	3	81	284											
10	1123	CB 8"	0	0	20	2		40.00	SF 6.15	100	1980	1980	3	29	71											
LAND DESCRIPTION						TOTAL OB/XF										16,240										
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	002100	C	RESTAURANT		0	0003	CN	0.00	0.00	11,063.00	SF		1.00	1.00	1.00	18.00	18.00	199,134								
																		</								

**SOUTH FLETCHER PROPERTIES LLC/
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