

**5028 FIRST COAST LLC/
960194 GATEWAY BLVD STE 101
FERNANDINA BEACH, FL 32034**

00-00-30-0780-0013-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		8																			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		%		NORM		% COND		VALUATION SUMMARY																			
Exterior Wall		05		AVERAGE 50		1701		04		720		92.1375		137.52		99,014		1974		1984		0		0		62.00		38.00		VALUATION BY										STANDARD											
Exterior Wall		15		CONC BLOCK 50		3		OFFICE		0% - 0						Heated Area: 720														Tax Group: 8										Tax Dist:											
Roof Structur		04		WOOD TRUSS 100																										BUILDING MARKET VALUE										37,625											
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE										15,511											
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET										455,789											
Interior Floo		14		CARPET 100																										TOTAL MARKET VALUE										508,925											
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction										70,214											
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE										438,711											
Fixtures				2 100																										TOTAL EXEMPTION VALUE										0											
Frame		03		MASONRY 100																										BASE TAXABLE VALUE										438,711											
Story Height				8 100																										TOTAL JUST VALUE										508,925											
RMS				4 100																										NCON VALUE										0											
Stories		1.		1. 100																										INCOME VALUE																					
Units				0 100																										PREVIOUS YEAR MKT VALUE										473,933											
Occupancy		00		NONE 100																																															
Quality		03		Quality Level 03																																															
DOR CODE		1700		OFFICE BUILDINGS																																															
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		720		100		1993		720		37,625																																									
TOTALS		720						720		37,625																																									
EXTRA FEATURES																																																			
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		0402		CONC BUMPE		0 0		0 0		1.00		UT		25.00		25.00		100		1996		1996		3		76		19																							
2		0811		CONCRETE B		0 0																																													