

**JEROME PROPERTIES 1699 LLC/
C/O KIMBERLY D SMITH, 121 BARBELLA CIR
ST AUGUSTINE, FL 32095**

00-00-30-0800-0004-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																								
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																																								
Exterior Wall	17	CB STUCCO 100								1602	04	31,955	101.3574	112.51	3,595,257	2002	2002		0	0	23.00	77.00	VALUATION BY				DIRECT_CAP																																																	
Roof Structur	13	P-STRESS C 100								1 NBHD SHOP 0% - 0														Heated Area: 30190														HX Base Yr																																						
Roof Cover	04	BUILT-UP 90																																				Tax Group: 2														Tax Dist:																								
Roof Cover	08	CLAY TILE 10																																				BUILDING MARKET VALUE														3,508,315																								
Interior Wall	05	DRYWALL 100																																				TOTAL MARKET OB/XF VALUE														0																								
Interior Floo	13	LVT/LAMNT 50																																				TOTAL LAND VALUE - MARKET														0																								
Interior Floo	14	CARPET 50																																				TOTAL MARKET VALUE														4,740,966																								
Ceiling	01	FIN.SUSPD 100																																				SOH/AGL Deduction														2,141,945																								
Air Condition	04	ROOF TOP 100																																				ASSESSED VALUE														2,599,021																								
Heating Type	04	AIR DUCTED 100																																				TOTAL EXEMPTION VALUE														0																								
Fixtures	109	100																																				BASE TAXABLE VALUE														2,599,021																								
Frame	03	MASONRY 100																																				TOTAL JUST VALUE														4,740,966																								
Story Height	13	100																																				NCON VALUE														0																								
RMS	109	100																																				INCOME VALUE														4740966																								
Stories	1.	1. 100																																				PREVIOUS YEAR MKT VALUE														3,495,660																								
Units	0	100																																																																										
Occupancy	00	NONE 100																																																																										
Quality	03	Quality Level 03																																																																										
DOR CODE	1600	COMMUNITY SHOPPING																																																																										
MAP NUM		MKT AREA																																																																										
MAP NUM		01																																																																										
NEIGHBORHOOD/LOC	2004.00																																																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																							
BAS	1,200	100	2002	1,200	103,959																																																																							
BAS	1,200	100	2002	1,200	103,959																																																																							
BAS	1,200	100	2002	1,200	103,959																																																																							
BAS	1,200	100	2002	1,200	103,959																																																																							
BAS	2,400	100	2002	2,400	207,918																																																																							
BAS	2,400	100	2002	2,400	207,918																																																																							
BAS	2,400	100	2002	2,400	207,918																																																																							
BAS	2,400	100	2002	2,400	207,918																																																																							
BAS	2,400	100	2002	2,400	207,918																																																																							
BAS	4,190	100	2002	4,190	362,991																																																																							
BAS	5,200	100	2002	5,200	450,490																																																																							
TOTALS	36,049			31,955	2,768,348																																																																							
EXTRA FEATURES										1699 S 14TH ST, FERNANDINA BEACH										BLD DATE										LGL DATE																																														
																				XF DATE										LAND DATE																																														
																				INC DATE										AG DATE																																														
																				05/14/2026										REAR																																														
																														05/07/2026										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	0966	FIRE SPRNK	0	0	0	0	30,200.00	SF	3.00	3.00	100	2002	2002	3	79	71,574																																																												
2	0400	CONC CURB	0	0	0	0	2,230.00	LF	15.00	15.00	100	2002	2002	3	84	28,098																																																												
3	0402	CONC BUMPE	0	0	0	0	130.00	UT	25.00	25.00	100	2003	2003	3	85	2,763																																																												
4	0424	CL FNC 6'	0	0	0	0	118.00	LF	23.00	23.00	100	2003	2003	3	55	1,493																																																												
5	0803	ASPHALT C	0	0	0	0	66,265.00	SF	2.00	2.00	100	2002	2002	3	50	66,265																																																												
6	0801	ASPHALT A	0	0	13	38	494.00	SF	3.00	3.00	100	2002	2002	3	50	741																																																												
7	0812	CONCRETE C	0	0	0	0	4,035.00	SF	4.00	4.00	100	2002	2002	3	79	12,751																																																												
8	0811	CONCRETE B	0	0	20	41	820.00	SF	5.20	5.20	100	2002	2002	3	79	3,369																																																												
9	0812	CONCRETE C	0	0	0	0	3,358.00	SF	4.00	4.00	100	2002	2002	3	79	10,611																																																												
10	0972	ST LGHT UN	0	0	0	0	7.00	UT	3,289.00	3,289.00	100	2002	2002	3	52	11,972																																																												
LAND DESCRIPTION										TOTAL OB/XF										209,637																																																								
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																																																				
1	001600	C	SH CTR COM	0	0003	C-2	0.00	0.00	151,153.00	SF		1.00	1.00	0.60	20.00	12.00	1,813,836																																																											
2	009606	C	CONSERVATION	0		C-2	0.00	0.00	1.70	AC		1.00	1.00	1.00	100.00	100.00	170																																																											

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				2
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY												
																							VALUATION BY					DIRECT_CAP						
																							Tax Group: 2					Tax Dist:						
																							BUILDING MARKET VALUE					3,508,315						
																							TOTAL MARKET OB/XF VALUE					0						
																							TOTAL LAND VALUE - MARKET					0						
																							TOTAL MARKET VALUE					4,740,966						
																							SOH/AGL Deduction					2,141,945						
																							ASSESSED VALUE					2,599,021						
																							TOTAL EXEMPTION VALUE					0						
																							BASE TAXABLE VALUE					2,599,021						
																							TOTAL JUST VALUE					4,740,966						
																							NCON VALUE					0						
																							INCOME VALUE					4740966						
																							PREVIOUS YEAR MKT VALUE					3,495,660						
DOR CODE		1600	COMMUNITY SHOPPING																															
MAP NUM			MKT AREA			01																												
NEIGHBORHOOD/LOC		2004.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
TOTALS																																		
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																
11	0975	ST LT/ARM			0	0	0	0	7.00	UT	500.00		100	2002	2002	3	52	1,820																
12	0978	SECURTY LT			0	0	0	0	15.00	UT	450.00		100	2003	2003	3	55	3,713																
13	0400	CONC CURB			0	0	0	0	160.00	LF	15.00		100	2005	2005	3	87	2,088																
14	0802	ASPHALT B			0	0	20	30	600.00	SF	2.40		100	2005	2005	3	52	749																
15	0812	CONCRETE C			0	0	0	0	1,595.00	SF	4.00		100	2005	2005	3	83	5,295																
16	4950	BOLLARD			0	0	0	0	12.00	UT	100.00		100	2005	2005	3	100	1,200																
17	0424	CL FNC 6'			0	0	0	0	42.00	LF	20.00		100	2005	2005	3	61	512																
18	0810	CONCRETE A			0	0	19	13	247.00	SF	6.50		100	2005	2005	3	83	1,333																
LAND DESCRIPTION										TOTAL OB/XF										16,710														
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								