

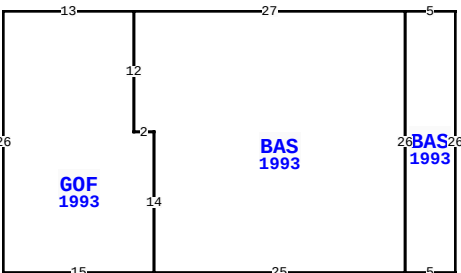
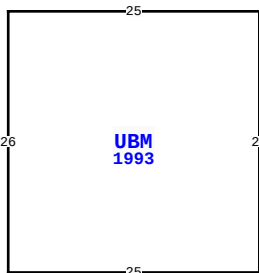
EIGHT FLAGS PROPERTIES LLC
3024 S FLETCHER AVE APT A
FERNANDINA BEACH, FL 32034

00-00-30-0800-0006-0040



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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3				8
ELEMENT		CD	CONSTRUCTION												VALUATION SUMMARY																			
Exterior Wall		15	CONC BLOCK 70		2501	04	1,435		94.5088		85.77		123,080	1992	2002	0	0	0	21.00	79.00	VALUATION BY					STANDARD								
Exterior Wall		17	CB STUCCO 30		2 SERV SHOP 0% - 0										Heated Area: 1170										HX Base Yr									
Roof Structure		09	RIDGE FRME 100																						BUILDING MARKET VALUE					370,650				
Roof Cover		04	BUILT-UP 100																						TOTAL MARKET OB/XF VALUE					47,240				
Interior Wall		01	MINIMUM 100																						TOTAL LAND VALUE - MARKET					728,000				
Interior Floor		03	CONC FINSH 100																						TOTAL MARKET VALUE					1,145,890				
Ceiling		04	NONE 100																						SOH/AGL Deduction					256,330				
Air Condition		01	NONE 100		ASSESSED VALUE					889,560																								
Heating Type		01	NONE 100		TOTAL EXEMPTION VALUE					0																								
Fixtures		4	100		BASE TAXABLE VALUE					889,560																								
Frame		03	MASONRY 100		TOTAL JUST VALUE					1,145,890																								
Story Height			15 100		NCON VALUE					0																								
RMS			3 100		INCOME VALUE																													
Stories		1.	1. 100		PREVIOUS YEAR MKT VALUE					953,631																								
Units			0 100																															
Occupancy		00	NONE 100																															
Quality		05	Quality Level 05																															
DOR CODE		2500	REPAIR SERVICE																															
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	130	100	1993	130	8,809																													
BAS	674	100	1993	674	45,669																													
GOF	366	110	1993	403	27,306																													
UBM	650	35	1993	228	15,449																													
TOTALS		1,820			1,435	97,233	1690 S 8TH ST, FERNANDINA BEACH										BLD DATE				LGL DATE		05/07/2026		DC									
EXTRA FEATURES												XF DATE				LAND 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	0476	VF 6 SBPL	0	0	0	0	31.00	LF	32.00	32.00	100	2017	2017	3	89	883																		
12	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	89	534																		
13	0810	CONCRETE A	0	0	21	15	315.00	SF	6.50	6.50	100	2020	2020	3	97	1,986																		
14	0810	CONCRETE A	0	0	20	15	300.00	SF	6.50	6.50	100	2020	2020	3	97	1,892																		
15	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2020	2020	3	98	25																		
16	0819	CONC 12"	0	0	0	0	162.00	SF	9.50	9.50	100	2020	2020	3	97	1,493																		
17	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	2020	2020	3	100	300																		
18	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	2020	2020	3	98	196																		
19	0819	CONC 12"	0	0	24	4	96.00	SF	9.50	9.50	100	2020	2020	3	97	885																		
20	0811	CONCRETE B	0	0	0	0	708.00	SF	5.20	5.20	100	2020	2020	3	97	3,571																		
LAND DESCRIPTION					TOTAL OB/XF										11,765																			
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										
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