

COMPASS BANK
ATTN: KIMBER ARLINGTON, ACCOUNTING DIVISION
AURORA, OH 44202

00-00-30-0800-0015-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY																																					
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	17	CB STUCCO 70								2302	04	3,566	114.02	10	234.88	837,582	1985	1992		0	0	40.50	59.50	VALUATION BY																							
Exterior Wall	28	GLASS THRM 30								1 BRNCH BANK 0% - 0														Heated Area: 2868								HX Base Yr								STANDARD							
Roof Structur	09	RIDGE FRME 100																														Tax Group: 8								Tax Dist:							
Roof Cover	04	BUILT-UP 100																														BUILDING MARKET VALUE								498,361							
Interior Wall	05	DRYWALL 100																														TOTAL MARKET OB/XF VALUE								108,864							
Interior Floo	14	CARPET 70																														TOTAL LAND VALUE - MARKET								798,680							
Interior Floo	15	HARDTILE 30																														TOTAL MARKET VALUE								1,405,905							
Ceiling	01	FIN.SUSPD 100																														SOH/AGL Deduction								319,442							
Air Condition	03	CENTRAL 100																														ASSESSED VALUE								1,086,463							
Heating Type	04	AIR DUCTED 100																														TOTAL EXEMPTION VALUE								0							
Fixtures		8 100																														BASE TAXABLE VALUE								1,086,463							
Frame	03	MASONRY 100																														TOTAL JUST VALUE								1,405,905							
Story Height		12 100																														NCON VALUE								0							
RMS		12 100																														INCOME VALUE															
Stories	1.	1. 100																														PREVIOUS YEAR MKT VALUE								1,196,027							
Units	05	DIST 1A 100																																													
BUD8 Adjustme	00	NONE 100																																													
Occupancy	03	Quality Level 03																																													
Quality																																															
DOR CODE	2300	FINANCIAL BLDG																																													
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	2,868	100	1993	2,868	400,813																																										
CAN	134	30	1993	40	5,590																																										
CAN	2,194	30	1993	658	91,958																																										
TOTALS					5,196			3,566	498,361																																						
EXTRA FEATURES					1742 S 8TH ST, FERNANDINA BEACH														BLD DATE 02/18/2018					KK					LGL DATE					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	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	79	4,740																															
2	0803	ASPHALT C	0	0	0	0	17,600.00	SF	2.00	2.00	100	1993	1993	3	50	17,600																															
3	0811	CONCRETE B	0	0	0	0	948.00	SF	5.20	5.20	100	1985	1985	3	41	2,021																															
4	2013	RVLT DR10"	0	0	0	0	1.00	UT	30,000.00	30,000.00	100	1985	1985	3	79	23,700																															
5	2020	NITE DEPST	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	1985	1985	3	79	5,530																															
6	0400	CONC CURB	0	0	0	0	1,038.00	LF	15.00	15.00	100	1985	1985	3	54	8,408																															
7	2025	PNMTC UNIT	0	0	0	0	3.00	UT	14,500.00	14,500.00	100	1985	1985	3	79	34,365																															
8	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1985	1985	3	21	1,063																															
9	0975	ST LT/ARM	0	0	0	0	5.00	UT	500.00	500.00	100	1985	1985	3	21	525																															
10	0978	SECURITY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1985	1985	3	21	189																															
LAND DESCRIPTION										TOTAL OB/XF										98,141																											
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	002300	C	FINANCIAL	0	0003	CI	200.00	200.00	39,934.00	SF		1.00	1.00	1.00	20.00	20.00	798,680																														

[illegible]