



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 15 | CONC BLOCK 100 |
| Roof Structur            | 01 | FLAT 100       |
| Roof Cover               | 04 | BUILT-UP 100   |
| Interior Wall            | 04 | PLYWOOD 100    |
| Interior Floo            | 14 | CARPET 100     |
| Ceiling                  | 01 | FIN.SUSPD 100  |
| Air Condition            | 04 | ROOF TOP 100   |
| Heating Type             | 04 | AIR DUCTED 100 |
| Fixtures                 | 3  | 100            |
| Frame                    | 03 | MASONRY 100    |
| Story Height             | 12 | 100            |
| RMS                      | 2  | 100            |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 05 | DIST 1A 100    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 1100    | STORES, 1 STORY  |
| 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       | 720              | 100         | 1993 | 720          | 49,317               |
| CAN       | 180              | 30          | 1993 | 54           | 3,699                |
| FCP       | 350              | 30          | 1993 | 105          | 7,192                |
| FCP       | 350              | 30          | 1993 | 105          | 7,192                |
| SFB       | 2,592            | 80          | 1993 | 2,074        | 142,059              |
| TOTALS    | 4,192            |             |      | 3,058        | 209,458              |

| MARKET ADJUSTMENTS                               |     |           |             |                |                |      |      |      |      |   |       |        |  |
|--------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 1101                                             | 04  | 3,058     | 92.5600     | 136.99         | 418,915        | 1968 | 1968 | 0    | 0    | 0 | 50.00 | 50.00  |  |
| 1 RETAILSTOR 0% - 0 Heated Area: 2794 HX Base Yr |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                                  |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 2112 S 8TH ST, FERNANDINA BEACH                  |     |           |             |                |                |      |      |      |      |   |       |        |  |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 8              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 209,458     |
| TOTAL MARKET OB/XF VALUE  |  |  | 11,193      |
| TOTAL LAND VALUE - MARKET |  |  | 239,965     |
| TOTAL MARKET VALUE        |  |  | 460,616     |
| SOH/AGL Deduction         |  |  | 157,641     |
| ASSESSED VALUE            |  |  | 302,975     |
| TOTAL EXEMPTION VALUE     |  |  | 0           |
| BASE TAXABLE VALUE        |  |  | 302,975     |
| TOTAL JUST VALUE          |  |  | 460,616     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 372,237     |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20010512   | ROOF        | 6,000 | 12/01/2020 |
| B1327330   | REPAIR/RRF  | 800   | 06/01/2013 |
| B940210    | REPAIR/RRF  | 5,625 | 06/01/1994 |

| SALES DATA                     |            |           |       |       |        |            |     |
|--------------------------------|------------|-----------|-------|-------|--------|------------|-----|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |     |
| 0758/0060                      | 4/25/1996  | WD        | U     | I     | 07     |            | 100 |
| GRANTOR: APPLEWHITE MARGARET E |            |           |       |       |        |            |     |
| GRANTEE: 5-POINTS PACKAGE ST   |            |           |       |       |        |            |     |
| 0608/1299                      | 10/03/1990 | WD        | Q     | I     | 01     |            | 100 |
| GRANTOR: 5 PTS PACKAGE STORE   |            |           |       |       |        |            |     |
| GRANTEE: APPLEWHITE MARGARET   |            |           |       |       |        |            |     |

| 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 |
| 1              | 0803       | ASPHALT C   | 0       | 0 | 0   | 7,334.00 | SF | 2.00  | 2.00           | 100       | 1968    | 1968        | 3 |
| 2              | 0810       | CONCRETE A  | 0       | 0 | 0   | 359.00   | SF | 6.50  | 6.50           | 100       | 1968    | 1968        | 3 |
| 3              | 0381       | COOLER      | 0       | 0 | 9   | 144.00   | SF | 82.50 | 82.50          | 100       | 1980    | 1980        | 3 |
| 4              | 0400       | CONC CURB   | 0       | 0 | 0   | 90.00    | LF | 15.00 | 15.00          | 100       | 1968    | 1968        | 3 |
| 5              | 1123       | CB 8"       | 0       | 0 | 113 | 565.00   | SF | 6.15  | 6.15           | 100       | 1968    | 1968        | 3 |

| BUILDING NOTES |  |  |  |
|----------------|--|--|--|
|                |  |  |  |

| BUILDING DIMENSIONS                                             |  |  |  |
|-----------------------------------------------------------------|--|--|--|
| BAS=[YR=1993] W36 FCP=[YR=1993] W14 S25 E14 N25\$ S20           |  |  |  |
| CAN=[YR=1993] S5 E36 FCP=[YR=1993] E14 N25 W14S25\$ N5W36\$ E36 |  |  |  |
| N20\$ SFB=[YR=1993] N72 W36 S72 E36\$ .                         |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |          |        |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND |
| 1                | 001100   | C   | STORE 1FLR           | 0   | 0004 | CG       | 0.00  | 0.00  | 8,726.00    | SF        |     | 1.00     | 1.00   |