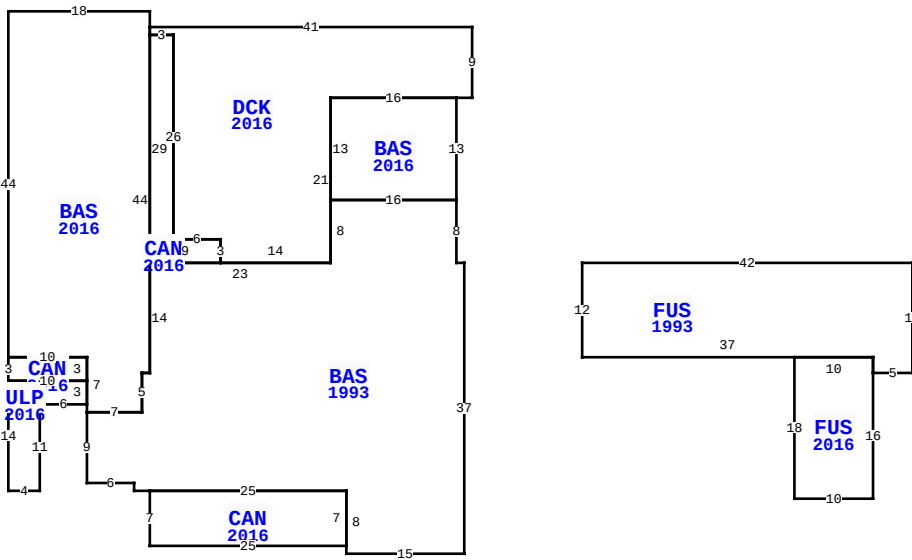


20 SOUTH 5TH STREET LLC/
20 S 5TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0029-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
Exterior Wall	15	CONC BLOCK 100	2102	04		3,411	101.5560	203.11		692,808	1947	2002		0	0	48.00	52.00	VALUATION BY				STANDARD										
Roof Structur	04	WOOD TRUSS 100	1 RSTARANT 2 0% - 0										Heated Area: 3232										HX Base Yr									
Roof Cover	05	COMP SHNGL 100											BUILDING MARKET VALUE										360,260									
Interior Wall	03	DRYWALL 100											TOTAL MARKET OB/XF VALUE										31,516									
Interior Floo	12	HARDWOOD 60											TOTAL LAND VALUE - MARKET										487,500									
Interior Floo	14	CARPET 40											TOTAL MARKET VALUE										879,276									
Ceiling	02	F.NOT SUS 100											SOH/AGL Deduction										94,801									
Air Condition	03	CENTRAL 100											ASSESSED VALUE										784,475									
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										0									
Fixtures	24	100											BASE TAXABLE VALUE										784,475									
Frame	03	MASONRY 100											TOTAL JUST VALUE										879,276									
Story Height		9 100											NCON VALUE										0									
RMS		7 100	INCOME VALUE																													
Stories	2.	2. 100	PREVIOUS YEAR MKT VALUE										841,863																			
Units		0 100																														
BUD8 Adjustme	02	DIST FB 100																														
Occupancy	00	OWNER OCC 100																														
Quality	03	Quality Level 03																														
DOR CODE	2100	RESTAURANTS/CAFE																														
MAP NUM		MKT AREA	01																													
NEIGHBORHOOD/LOC	1005.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,487	100	1993	1,487	157,053																											
BAS	208	100	2016	208	21,968																											
BAS	843	100	2016	843	89,035																											
CAN	30	30	2016	9	951																											
CAN	105	30	2016	32	3,380																											
CAN	175	30	2016	52	5,492																											
DCK	747	10	2016	75	7,921																											
FUS	514	100	1993	514	54,287																											
FUS	180	100	2016	180	19,011																											
ULP	74	15	2016	11	1,162																											
TOTALS	4,363			3,411	360,260																											
EXTRA FEATURES						20 S 5TH ST, FERNANDINA BEACH																										
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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1947	1947	3	20	400																
2	0810	CONCRETE A	0	0	32	8	256.00	SF	6.50	6.50	100	1982	1982	3	32.5	541																
3	0810	CONCRETE A	0	0	0	0	96.00	SF	6.50	6.50	100	2016	2016	3	95	593																
4	0446	BOX FNC 6'	0	0	0	0	32.00	LF	25.00	25.00	100	2016	2016	3	65	520																
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	87	522																
6	0446	BOX FNC 6'	0	0	0	0	104.00	LF	20.00	20.00	100	2016	2016	3	65	1,352																
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	87	261																
8	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2016	2016	3	65	520																
9	0855	CONC PAVER	0	0	39	5	195.00	SF	10.00	10.00	100	2016	2016	3	95	1,853																
10	0646	LWN SPRK H	0	0	0	0	13.00	UT	2.00	2.00	100	2016	2016	3	95	25																
LAND DESCRIPTION						TOTAL OB/XF										6,587																
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								
1	002100	C	RESTAURANT	0	0003	C-3	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	65.00	65.00	487,500															

**20 SOUTH 5TH STREET LLC/
20 S 5TH ST
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0029-0040



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										STANDARD									
																									Tax Group: 2										Tax Dist:									
																									BUILDING MARKET VALUE										360,260									
																									TOTAL MARKET OB/XF VALUE										31,516									
																									TOTAL LAND VALUE - MARKET										487,500									
																									TOTAL MARKET VALUE										879,276									
																									SOH/AGL Deduction										94,801									
																									ASSESSED VALUE										784,475									
																									TOTAL EXEMPTION VALUE										0									
																									BASE TAXABLE VALUE										784,475									
																									TOTAL JUST VALUE										879,276									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										841,863									