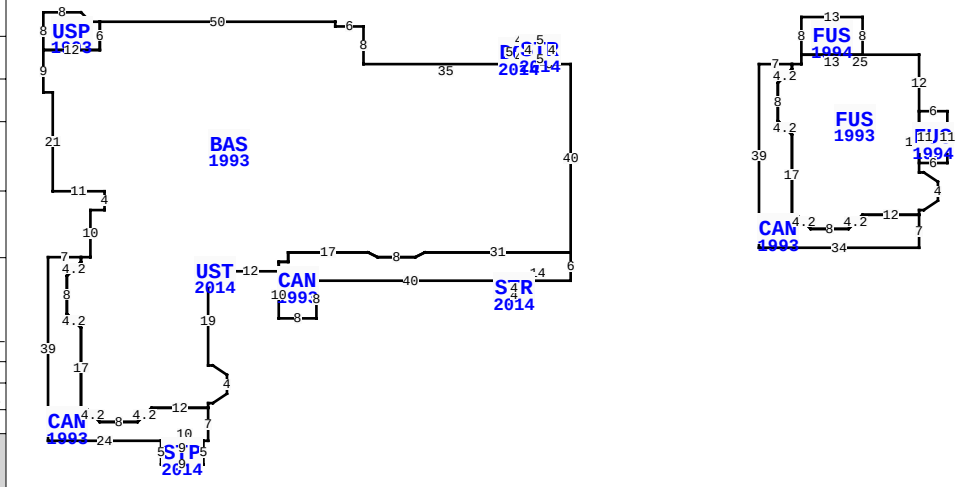


NASSAU TRUST LLC
39 SEA MARSH RD
FERNANDINA BEACH, FL 32034

00-00-31-1800-0046-0040

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Exterior Wall	05	AVERAGE 100				2102	04	7,470	87.5140	175.03	1,307,474	1900	1992	0	0	73.00	27.00	VALUATION BY									
Roof Structur	04	WOOD TRUSS 100				1 RSTARANT 2 0% - 0 Heated Area: 7058 HX Base Yr											Tax Dist:										
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE										
Interior Wall	05	DRYWALL 70															TOTAL MARKET OB/XF VALUE										
Interior Wall	03	PLASTER 30															TOTAL LAND VALUE - MARKET										
Interior Floo	09	PINE WOOD 90															TOTAL MARKET VALUE										
Interior Floo	11	CLAY TILE 10															SOH/AGL Deduction										
Ceiling	02	F.NOT SUS 100															ASSESSED VALUE										
Air Condition	03	CENTRAL 100															TOTAL EXEMPTION VALUE										
Heating Type	04	AIR DUCTED 100															BASE TAXABLE VALUE										
Fixtures	21	100															TOTAL JUST VALUE										
Frame	02	WOOD FRAME 100															NCON VALUE										
Story Height	11	100				INCOME VALUE																					
RMS	13	100				PREVIOUS YEAR MKT VALUE																					
Stories	2.	2. 100																									
Units	0	100																									
BUD8 Adjustme	02	DIST FB 100																									
Occupancy	00	NONE 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	5,882	100	1993	5,882	277,972																						
CAN	396	30	1993	119	5,624																						
CAN	396	30	1993	119	5,624																						
CAN	422	30	1993	127	6,002																						
DCK	20	10	2014	2	95																						
FUS	1,006	100	1993	1,006	47,542																						
FUS	66	100	1994	66	3,119																						
FUS	104	100	1994	104	4,915																						
STP	45	10	2014	4	189																						
STR	12	10	2014	1	47																						
TOTALS	8,465			7,470	353,018																						
EXTRA FEATURES						809 BEECH ST, FERNANDINA BEACH										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	0443	STK FNC 6'	0	0	0	29.00	LF	10.00	10.00	100	1990	1990	3	20	58												
2	0810	CONCRETE A	0	0	10	130.00	SF	6.50	6.50	100	1993	1993	3	62	524												
3	1241	WD DECK G	0	0	3	66.00	UT	11.50	11.50	100	1993	1993	3	20	152												
4	0810	CONCRETE A	0	0	0	474.00	SF	6.50	6.50	100	1990	1990	3	54.5	1,679												
5	0811	CONCRETE B	0	0	23	437.00	SF	5.20	5.20	100	2005	2005	3	83	1,886												
6	0810	CONCRETE A	0	0	16	48.00	SF	6.50	6.50	100	1980	1980	3	29	90												
7	1242	WD DECK A	0	0	27	135.00	SF	10.00	10.00	100	1998	1998	3	20	270												
8	1242	WD DECK A	0	0	9	45.00	SF	10.00	10.00	100	1998	1998	3	20	90												
9	0646	LWN SPRK H	0	0	0	10.00	UT	2.00	2.00	100	1998	1998	3	85	17												
10	0648	LIGHTS-AV	0	0	0	8.00	UT	140.00	140.00	100	1993	1993	3	20	224												
LAND DESCRIPTION						TOTAL OB/XF										4,990											
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	0006	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	45.00	45.00	450,000										
2	002100	C	RESTAURANT	0	0006	C-3	130.00	100.00	13,000.00	SF		1.00	1.00	1.00	45.00	45.00	585,000										

NASSAU TRUST LLC
39 SEA MARSH RD
FERNANDINA BEACH, FL 32034

00-00-31-1800-0046-0040

[illegible]

NASSAU TRUST LLC
39 SEA MARSH RD
FERNANDINA BEACH, FL 32034

00-00-31-1800-0046-0040

[illegible]

NASSAU TRUST LLC
39 SEA MARSH RD
FERNANDINA BEACH, FL 32034

00-00-31-1800-0046-0040

BUILDING CHARACTERISTICS

ELEMENTCD05 AVERAGE 10004 WOOD TRUSS 10012 MODULAR MT 10005 DRYWALL 10009 PINE WOOD 10002 F.NOT SUS 10003 CENTRAL 10004 AIR DUCTED 1006 10002 WOOD FRAME 10012 1004 1001. 1000 1000NONE 100Quality Level 032100RESTAURANTS/CAFE01MAP NUMMKT AREA01NEIGHBORHOOD/LOC1005.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS722100199372297,031BAS180100202218024,191CAN136302022415,510DCK601020226807STR241020222269TOTALS1,122951127,806EXTRA FEATURESBLD DATE11/09/2022HSXFF DATE12/16/2021KKLGL DATELAND DATEAG DATEINC DATE05/06/2026DCADJUSTMENTSTAXESNOTES

MARKET ADJUSTMENTS

TOT ADJ PTS96.6000EFF. BASE RATE142.97REPL. COST NEW135,964AYB1920EYB2015ECONFNCT0NORM% COND94.00Heated Area: 902HX Base Yr

NASSAU COUNTY PROPERTY

PAGE 4 of 42VALUATION SUMMARYVALUATION BYSTANDARDTax Group: 2Tax Dist:BUILDING MARKET VALUE591,746TOTAL MARKET OB/XF VALUE25,604TOTAL LAND VALUE - MARKET1,035,000TOTAL MARKET VALUE1,652,350SOH/AGL Deduction429,528ASSESSED VALUE1,222,822TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE1,222,822TOTAL JUST VALUE1,652,350NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE1,635,580SALES DATAOFF RECORD NumberDATETYPEINSTQUVIRSN CDPRICE SALE1892/145812/03/2013WDUII12475,000GRANTOR:CBC NATIONAL BANKGRANTEE:NASSAU TRUST LLC1835/08371/09/2013WDUII12582,800GRANTOR:RIDISON-SOUTH INCGRANTEE:CBC NATIONAL BANKBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W2 BAS=[YR=2022] N12 DCK=[YR=2022] N4 W15 S4 E15\$ W15 S12 E15\$W17 S38 E1 CAN=[YR=2022] S8 E5 STR=[YR=2022] S4 E6 N4 W6\$ E12 N8 W17\$ E18 N38\$.LAND DESCRIPTIONTOTAL OB/XF0LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESTAXESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE01/01/2023BYCDDetail Acres: 0.00Total Land Value: 1,035,000Market: 0Agricultural: 0Common: 1,035,000PRINTED 07/09/2026 BY SYS