



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	02	MIN PLYWD 100			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		4 100			
Frame	02	WOOD FRAME 100			
Story Height		8 100			
RMS		2 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	1100	STORES, 1 STORY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	000				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	64,950
CAN	120	30	1993	36	1,949
STR	20	10	2011	2	109
TOTALS	1,340			1,238	67,007

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1101	04	1,238	73.1430	108.25	134,014	1987	1987	0	0	0	50.00	50.00	
1 RETAILSTOR 0% - 2026 Heated Area: 1200 HX Base Yr													
1014 BEECH ST, FERNANDINA BEACH													
BLD DATE		07/11/2017		KK		LGL DATE							
XF DATE						LAND DATE							
INC DATE						AG DATE							

NASSAU COUNTY PROPERTY				PAGE 1 of 2		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				75,689		
TOTAL MARKET OB/XF VALUE				6,276		
TOTAL LAND VALUE - MARKET				250,000		
TOTAL MARKET VALUE				331,965		
SOH/AGL Deduction				0		
ASSESSED VALUE				331,965		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				331,965		
TOTAL JUST VALUE				331,965		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				327,633		

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
1	0803	ASPHALT C	0	0	0	0	4,759.00	UT	2.00	2.00	100	2000	2000
2	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1997	1997
3	1242	WD DECK A	0	0	0	0	164.00	SF	10.00	10.00	100	2000	2000
4	0810	CONCRETE A	0	0	0	0	225.00	SF	6.50	6.50	100	1969	1969
5	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2000	2000
6	1242	WD DECK A	0	0	5	5	25.00	SF	10.00	10.00	100	2017	2017
7	1242	WD DECK A	0	0	0	0	37.00	SF	10.00	10.00	100	2000	2000
TOTAL OB/XF 6,276													

LAND DESCRIPTION										TOTAL OB/XF										6,276									
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	001100	C	STORE 1FLR	0	0006	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	25.00	25.00	250,000												

TURNER JOINT REVOCABLE LIVING TRUST/TURNER CHARLES
120 S 9TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0055-0080

[illegible]