

WELL TRAVELED PROPERTIES LLC
PO BOX 4
FERNANDINA BEACH, FL 32035-0004

00-00-31-1800-0154-0130

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
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 80								1101	04	2,490	119.4900	176.85	440,356	1945	1975	0	0	0	50.00	50.00																					
Exterior Wall	10	ABOVE AVG 20								1 RETAILSTOR 0% - 0										Heated Area: 1643 HX Base Yr																							
Roof Structure	01	FLAT 100																						VALUATION BY										STANDARD									
Roof Cover	02	ROLL COMP 100																						Tax Group: 2										Tax Dist:									
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE										220,178									
Interior Floor	11	CLAY TILE 80																						TOTAL MARKET OB/XF VALUE										20,351									
Interior Floor	03	CONC FINSH 20																						TOTAL LAND VALUE - MARKET										400,000									
Ceiling	02	F.NOT SUS 100																						TOTAL MARKET VALUE										640,529									
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction										236,401									
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE										404,128									
Fixtures	04	8 100																						TOTAL EXEMPTION VALUE										0									
Frame	03	MASONRY 100																						BASE TAXABLE VALUE										404,128									
Story Height	12	100								TOTAL JUST VALUE										640,529																							
RMS	2	100								NCON VALUE										0																							
Stories	1.	1. 100								INCOME VALUE																																	
Units	0	100								PREVIOUS YEAR MKT VALUE										578,490																							
BUD8 Adjustme	02	DIST FB 100																																									
Occupancy	00	NONE 100																																									
Quality	03	Quality Level 03																																									
DOR CODE	1100	STORES, 1 STORY																																									
MAP NUM		MKT AREA																																									
NEIGHBORHOOD/LOC	1095.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	436	100	2014	436	38,554																																						
CAN	45	30	1999	14	1,238																																						
SDA	1,207	110	1993	1,328	117,429																																						
UST	1,781	40	1993	712	62,959																																						
TOTALS	3,469			2,490	220,178																																						
EXTRA FEATURES					732 S 8TH ST, FERNANDINA BEACH										BLD DATE		12/06/2018		KK		LGL DATE		04/24/2026		MLU																		
															XF DATE		12/06/2018		KK		LAND DATE																						
															INC DATE						AG DATE																						
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	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1989	1989	3	24	168																											
2	0430	CL FNC 6B	0	0	0	0	156.00	LF	9.70	9.70	100	1989	1989	3	24	363																											
3	0856	POROUS CC	0	0	0	0	865.00	SF	2.50	2.50	100	1989	1989	3	52	1,125																											
4	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	1989	1989	3	62	78																											
5	0464	FNC GT 10'	0	0	0	0	2.00	UT	420.00	420.00	100	1989	1989	3	24	202																											
6	0835	QUARY TILE	0	0	6	47	282.00	SF	10.00	10.00	100	1999	1999	3	73	2,059																											
7	0812	CONCRETE C	0	0	0	0	5,405.00	SF	4.00	4.00	100	1999	1999	3	73	15,783																											
8	0097	AWNING CN	0	0	0	0	5.00	SF	65.00	65.00	100	1999	1999	3	40	130																											
9	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2013	2013	3	50	200																											
10	0424	CL FNC 6'	0	0	0	0	27.00	LF	20.00	20.00	100	2000	2000	3	45	243																											
LAND DESCRIPTION										TOTAL OB/XF										20,351																							
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	001100	C	STORE 1FLR	0	0003	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	40.00	40.00	400,000																										