

**CLASSIC CARPETS & INTERIORS INC/
802 S 8TH ST
FERNANDINA BEACH, FL 32034**

00-00-31-1800-0159-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
Exterior Wall	16	WD FR STUC 50								1101	04	4,784	115.6884	171.22	819,116	2000	2000	0	0	0	25.00	75.00																	
Exterior Wall	25	MOD METAL 50								1 RETAILSTOR 0% - 0										Heated Area: 4000																			
Roof Structur	10	STEEL FRME 100																		HX Base Yr																			
Roof Cover	12	MODULAR MT 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	11	CLAY TILE 50																																					
Interior Floo	14	CARPET 50																																					
Ceiling	03	PART.FIN. 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Fixtures	9	100																																					
Frame	05	STEEL 100																																					
Story Height	15	100																																					
RMS	6	100																																					
Stories	1.	1. 100																																					
Units	0	0 100																																					
Occupancy	00	OWNER OCC 100																																					
Quality	03	Quality Level 03																																					
DOR CODE	1100	STORES, 1 STORY																																					
MAP NUM		MKT AREA						01																															
NEIGHBORHOOD/LOC	1095.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
AOF	247	100	2000	247	31,718																																		
BAS	2,703	100	2000	2,703	347,106																																		
BAS	1,050	100	2009	1,050	134,836																																		
UST	1,960	40	2009	784	100,677																																		
TOTALS	5,960			4,784	614,337																																		
EXTRA FEATURES					802 S 8TH ST, FERNANDINA BEACH										BLD DATE 02/27/2020					KK					LGL DATE					04/24/2026					MLU				
															XF DATE 02/27/2020					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	1.00	UT	437.50	437.50	100	2000	2000	3	45	197																							
2	0646	LWN SPRK H	0	0	0	0	33.00	UT	2.00	2.00	100	2000	2000	3	85	56																							
3	0400	CONC CURB	0	0	0	0	86.00	LF	15.00	15.00	100	2000	2000	3	81	1,045																							
4	0812	CONCRETE C	0	0	0	0	3,100.00	SF	4.00	4.00	100	2000	2000	3	75	9,300																							
5	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50	6.50	100	2000	2000	3	75	195																							
6	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2000	2000	3	20	80																							
7	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2009	2009	3	31	124																							
8	0812	CONCRETE C	0	0	0	0	1,138.00	SF	4.00	4.00	100	2000	2000	3	75	3,414																							
9	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2000	2000	3	45	608																							
10	0446	BOX FNC 6'	0	0	0	0	24.00	LF	20.00	20.00	100	2015	2015	3	60	288																							
LAND DESCRIPTION										TOTAL OB/XF										15,307																			
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	30.00	30.00	300,000																						
2	001100	C	STORE 1FLR		0	0006	MU-8	50.00	100.00	5,000.00	SF	1.00	1.00	1.00	25.00	25.00	125,000																						

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