

STONE CONTAINER CORPORATION WOODLANDS DIVISION/
C/O ROCKTECH, 3950 SHACKLEFORD RD, SUITE 1
DULUTH, GA 30096

00-00-31-1800-0218-0600

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION																				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	VALUATION SUMMARY									
Exterior Wall	31	HARDIE BRD 60								1701	04	11,547	124.3430	185.58	2,142,892	1981	1983	0	0	0	65.00	35.00	VALUATION BY STANDARD									
Exterior Wall	28	GLASS THRM 40								1 OFFICE 0% - 0 Heated Area: 11502 HX Base Yr													Tax Group: 2 Tax Dist:									
Roof Structur	10	STEEL FRME 100								142 81 81 56 10 15 10 86 BAS 1993 CAN 1993													BUILDING MARKET VALUE 750,012									
Roof Cover	04	BUILT-UP 100																					TOTAL MARKET OB/XF VALUE 34,163									
Interior Wall	05	DRYWALL 70																					TOTAL LAND VALUE - MARKET 518,350									
Interior Wall	06	CUST PANEL 30																					TOTAL MARKET VALUE 1,302,525									
Interior Floo	14	CARPET 90																					SOH/AGL Deduction 0									
Interior Floo	11	CLAY TILE 10																					ASSESSED VALUE 1,302,525									
Ceiling	01	FIN.SUSPD 100																					TOTAL EXEMPTION VALUE 0									
Air Condition	04	ROOF TOP 100																					BASE TAXABLE VALUE 1,302,525									
Heating Type	04	AIR DUCTED 100																					TOTAL JUST VALUE 1,302,525									
Fixtures		11 100																					NCON VALUE 0									
Frame	05	STEEL 100								INCOME VALUE																						
Story Height		11 100								PREVIOUS YEAR MKT VALUE 1,210,501																						
RMS		32 100																														
Stories	1.	1. 100																														
Units		0 100																														
BUD8 Adjustme	02	DIST FB 100																														
Quantity	00	OWNERS OCC 00 04																														
DOR CODE	1700	OFFICE BUILDINGS																														
MAP NUM		MKT AREA				01																										
NEIGHBORHOOD/LOC	1010.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	11,502	100	1993	11,502	747,089																											
CAN	150	30	1993	45	2,923																											
TOTALS	11,652			11,547	750,012																											
EXTRA FEATURES					1200 FRANKLIN ST, FERNANDINA BEACH										BLD DATE 03/04/2025 KW LGL DATE 06/15/2021 KK																	
															XF DATE 03/04/2025 KW																	
															INC 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	0812	CONCRETE C	0	0	0	0	18,220.00	SF	4.00	4.00	100	1981	1981	3	30	21,864																
2	0803	ASPHALT C	0	0	0	0	4,805.00	SF	2.00	2.00	100	1981	1981	3	50	4,805																
3	0511	GARAGE CB-	0	0	20	16	320.00	SF	40.00	40.00	100	1983	1983	3	35	4,480																
4	0402	CONC BUMPE	0	0	0	0	25.00	UT	25.00	25.00	100	1981	1981	3	44	275																
5	0400	CONC CURB	0	0	0	0	415.00	LF	15.00	15.00	100	1981	1981	3	44	2,739																
TOTAL OB/XF 34,163																																
LAND DESCRIPTION																																
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	001700	C	1STORY OFF	0	0006	R-2	0.00	0.00	14.81	AC		1.00	1.00	0.70	50,000.00	35,000.00	518,350															