

MENHADEN MARINE GROUP LLC
325 POGY PLACE
FERNANDINA BEACH, FL 32034

14-3N-28-0000-0006-0010

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BUILDING CHARACTERISTICS															MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 5 of 6										8				
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		15		CONC BLOCK 100		4803		06		768		67.1933		31.92		24,515		1925		1925		0		0		0 80.00		20.00		VALUATION BY										STANDARD									
Roof Structur		04		WOOD TRUSS 100		5		STOR WAREH		0%		- 0				Heated Area: 768				HX		Base Yr								Tax Group: 8										Tax Dist:									
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE										134,102									
Interior Wall		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE										111,825									
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET										1,372,799									
Ceiling		04		NONE 100																										TOTAL MARKET VALUE										1,618,726									
Air Condition		01		NONE 100																										SOH/AGL Deduction										492,578									
Heating Type		01		NONE 100																										ASSESSED VALUE										1,126,148									
Plumbing				0 100																										TOTAL EXEMPTION VALUE										0									
Frame		03		MASONRY 100																										BASE TAXABLE VALUE										1,126,148									
Story Height				8 100																										TOTAL JUST VALUE										1,618,726									
RMS				1 100																										NCON VALUE										0									
Stories		1.		1. 100																										INCOME VALUE										14025684									
Class		00		. 100																										PREVIOUS YEAR MKT VALUE										1,613,381									
Units				0 100																																													
BUD8 Adjustme		05		DIST 1A 100																																													
Occupancy		00		NONE 100																																													
Quality		03		Quality Level 03																																													
DOR CODE		4800		WAREHOUSE-STORAGE																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC		2001.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		768		100		1993		768		4,903																																							
TOTALS		768						768		4,903																																							
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																											

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