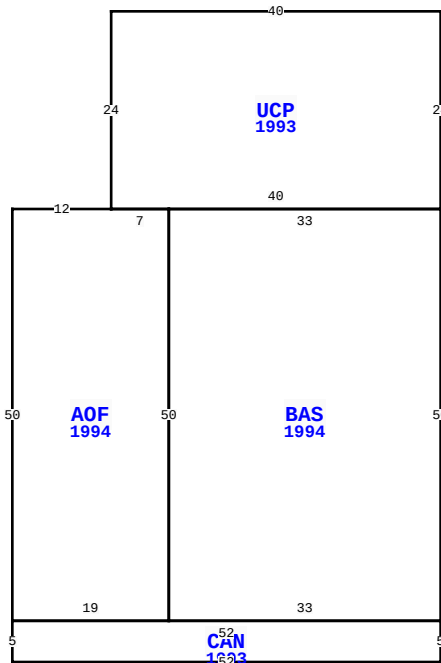


MOUNTJOY REAL ESTATE LLC
3100 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

16-3N-24-0000-0007-0020

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	15	CONC BLOCK 80								1101	04	2,870	81.0160	119.90	344,113	1958	1992	0	0	40.50	59.50	VALUATION BY								STANDARD									
Exterior Wall	19	COMMON BRK 20								1 RETAILSTOR 0% - 2025										Heated Area: 2600										HX Base Yr									
Roof Structur	04	WOOD TRUSS 100																		Tax Group: 3										Tax Dist:									
Roof Cover	12	MODULAR MT 100																		BUILDING MARKET VALUE										204,747									
Interior Wall	01	MINIMUM 100																		TOTAL MARKET OB/XF VALUE										9,185									
Interior Floo	13	LVT/LAMNT 100																		TOTAL LAND VALUE - MARKET										151,081									
Ceiling	04	NONE 100																		TOTAL MARKET VALUE										365,013									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										15,274									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										349,739									
Fixtures	03	MASONRY 100																		TOTAL EXEMPTION VALUE										0									
Frame	03																			BASE TAXABLE VALUE										349,739									
Story Height		10 100																		TOTAL JUST VALUE										365,013									
RMS		3 100								NCON VALUE										4,704																			
Stories	1.	1. 100								INCOME VALUE																													
Units		0 100								PREVIOUS YEAR MKT VALUE										314,561																			
BUD8 Adjustme	03	DIST HI 100																																					
Occupancy	00	OWNER OCC 100																																					
Quality	03	Quality Level 03																																					
DOR CODE	1920	PROF DAYCARE																																					
MAP NUM		MKT AREA								06																													
NEIGHBORHOOD/LOC	6002.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
AOF	950	100	1994	950	67,773																																		
BAS	1,650	100	1994	1,650	117,712																																		
CAN	260	30	1993	78	5,564																																		
UCP	960	20	1993	192	13,697																																		
TOTALS	3,820			2,870	204,747																																		
EXTRA FEATURES										551435 US HWY 1, HILLIARD																													
										BLD DATE 03/20/2025 REA										LGL DATE																			
										XF DATE										LAND DATE																			
										INC DATE										AG DATE																			
																				02/05/2026 DC																			
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	0803	ASPHALT C	0	0	0	0	2,592.00	SF	2.00	2.00	100	1970	1970	3	50	2,592																							
2	1127	BRICK 8"	0	0	0	0	159.00	SF	11.00	11.00	100	1958	1958	3	33	577																							
3	0810	CONCRETE A	0	0	0	0	339.00	SF	6.50	6.50	100	1990	1990	3	54.5	1,201																							
6	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	100	2007	2007	3	89	111																							
7	0424	CL FNC 6'	0	0	0	0	200.00	LF	20.00	20.00	100	2026	2022		96	3,840																							
8	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2026	2022		96	864																							
LAND DESCRIPTION										TOTAL OB/XF										9,185																			
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	0004	C-1	0.00	0.00	43,166.00	SF		1.00	1.00	1.00	3.50	3.50	151,081																						
																					</																		