

HARRISON PARK SUITES LLC
P O BOX 16987
FERNANDINA BEACH, FL 32035-3105

20-2N-28-0000-0004-0000

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	FNCST	NORM	% COND																			
Exterior Wall	15	CONC BLOCK 90	1701	04	5,011	99.4653	148.45	743,883	1981	2005	0	0	17.00	83.00	VALUATION BY STANDARD																	
Exterior Wall	12	CEDAR 10	1 OFFICE 0% - 0										Heated Area: 4785										HX Base Yr									
Roof Structure	04	WOOD TRUSS 100																					BUILDING MARKET VALUE 1,287,030									
Roof Cover	03	COMP SHNGL 100																					TOTAL MARKET OB/XF VALUE 68,080									
Interior Wall	05	DRYWALL 100																					TOTAL LAND VALUE - MARKET 538,404									
Interior Floor	13	LVT/LAMNT 50																					TOTAL MARKET VALUE 1,893,514									
Interior Floc	14	CARPET 50																					SOH/AGL Deduction 65,221									
Ceiling	02	F.NOT SUS 100																					ASSESSED VALUE 1,828,293									
Air Condition	03	CENTRAL 100																					TOTAL EXEMPTION VALUE 0									
Heating Type	04	AIR DUCTED 100																					BASE TAXABLE VALUE 1,828,293									
Fixtures	12	100																					TOTAL JUST VALUE 1,893,514									
Frame	03	MASONRY 100																					NCON VALUE 61,173									
Story Height	8	100																					INCOME VALUE									
RMS	24	100																					PREVIOUS YEAR MKT VALUE 1,747,100									
Stories	1.	1. 100																														
Units	0	100																														
BUD8 Adjustme	05	DIST 1A 100																														
Occupancy	00	NONE 100																														
Quality	04	Quality Level 04																														
DOR CODE	1700	OFFICE BUILDINGS																														
MAP NUM		MKT AREA																					03									
NEIGHBORHOOD/LOC	3016.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	2,500	100	1993	2,500	308,034																											
BAS	80	100	2002	80	9,857																											
BAS	205	100	2005	205	25,259																											
BAS	1,936	100	2005	1,936	238,541																											
BAS	64	100	2006	64	7,886																											
CAN	21	30	2005	6	740																											
CAN	28	30	2005	8	986																											
CAN	30	30	2005	9	1,109																											
CAN	40	30	2005	12	1,478																											
CAN	46	30	2005	14	1,725																											
TOTALS	5,542			5,011	617,423																											
EXTRA FEATURES					5542 FIRST COAST HWY, FERNANDINA BEACH																											
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	15,941.00	SF	2.00	2.00	100	2005	2005	3	52	16,579																
2	0400	CONC CURB	0	0	0	0	245.00	LF	15.00	15.00	100	2005	2005	3	87	3,197																
3	0402	CONC BUMPE	0	0	0	0	27.00	UT	25.00	25.00	100	2005	2005	3	87	587																
4	0855	CONC PAVER	0	0	0	0	1,052.00	SF	10.00	10.00	100	2005	2005	3	83	8,732																
5	0855	CONC PAVER	0	0	7	3	21.00	SF	10.00	10.00	100	2005	2005	3	83	174																
6	0811	CONCRETE B	0	0	0	0	790.00	SF	5.20	5.20	100	2005	2005	3	83	3,410																
7	0446	BOX FNC 6'	0	0	0	0	41.00	LF	20.00	20.00	100	2005	2005	3	21	172																
8	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2005	2005	3	61	7,717																
9	0810	CONCRETE A	0	0	0	0	259.00	SF	6.50	6.50	100	2005	2005	3	83	1,397																
10	0810	CONCRETE A	0	0	9	9	81.00	SF	6.50	6.50	100	2005	2005	3	83	437																
LAND DESCRIPTION					TOTAL OB/XF										42,402																	
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	CN	104.00	275.00	44,867.00	SF		1.00	1.00	1.00	12.00	12.00	538,404															
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