

**COWFORD HOLDINGS LLC/
PO BOX 52085 DC-17
PHOENIX, AZ 85072-2085**

27-2N-28-0000-0002-0000

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	FNCT		NORM	% COND	4																								
Exterior Wall	20	1402	04	7,005	123.9000	162.31	1,136,982	1996	1996		0		0	32.00	68.00	VALUATION BY																							
Exterior Wall	15	1 CONVESTORE 0% - 0														Heated Area: 6328																							
Roof Structur	09															HX Base Yr																							
Roof Cover	04																																						
Interior Wall	05																																						
Interior Floo	11																																						
Ceiling	01																																						
Air Condition	03																																						
Heating Type	04																																						
Fixtures	19																																						
Frame	03																																						
Story Height																																							
RMS																																							
Stories	1.																																						
Units																																							
BUD8 Adjustme	04																																						
Occupancy	00																																						
Quality	03																																						
DOR CODE	1410																																						
MAP NUM																																							
NEIGHBORHOOD/LOC	4002.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	5,490	100	1996	5,490	605,936																																		
BAS	838	100	1997	838	92,491																																		
FDU	1,113	60	1996	668	73,728																																		
PTO	17	5	1997	1	110																																		
PTO	164	5	1997	8	883																																		
TOTALS	7,622			7,005	773,148																																		
EXTRA FEATURES					474328 SR 200, FERNANDINA BEACH										BLD DATE 11/27/2019					KK					LGL DATE					04/16/2026					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	0400	CONC CURB	0	0	0	0	1,211.00	LF	15.00	15.00	100	1996	1996	3	76	13,805																							
2	0524	PUMP ISLND	0	0	0	0	192.00	SF	4.50	4.50	100	1996	1996	3	90	778																							
3	0812	CONCRETE C	0	0	0	0	25,095.00	SF	4.00	4.00	100	1996	1996	3	68	68,258																							
4	0856	POROUS CC	0	0	0	0	6,414.00	SF	2.50	2.50	100	1996	1996	3	68	10,904																							
5	0965	SPRINK FIRE	0	0	0	0	5.00	UT	240.00	240.00	100	1996	1996	3	68	816																							
6	0972	ST LGHT UN	0	0	0	0	10.00	UT	2,530.00	2,530.00	100	1996	1996	3	36	9,108																							
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1996	1996	3	36	180																							
8	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	1996	1996	3	20	160																							
9	4950	BOLLARD	0	0	0	0	9.00	UT	100.00	100.00	100	1996	1996	3	100	900																							
10	0810	CONCRETE A	0	0	0	0	2,293.00	SF	6.50	6.50	100	1996	1996	3	68	10,135																							
LAND DESCRIPTION					TOTAL OB/XF										115,044																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	001410	C	CONV STORE	0	0004	CG	0.00	0.00	46,009.00	SF		1.00	1.00	1.00	23.20	23.20	1,067,409																						

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