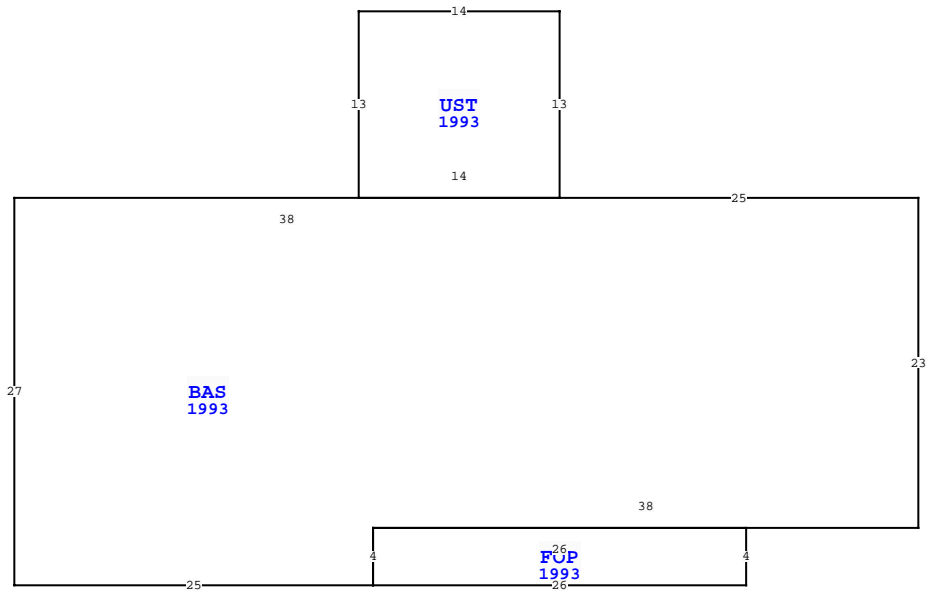


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2029.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,549	100	1,549
FOP	104	30	31
UST	182	45	82
			SUBAREA MARKET VALUE
			161,129
			3,225
			8,530
TOTALS	1,835		1,662
			172,884

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,662	106.5000	126.47	210,193	1971	1980	0	0	17.75	82.25
1 SNGL FAM - 100% - 1995											
Heated Area: 1549											
HX Base Yr 1995											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			182,470
TOTAL MARKET OB/XF VALUE			1,752
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			284,222
SOH/AGL Deduction			205,188
ASSESSED VALUE			79,034
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			29,034
TOTAL JUST VALUE			284,222
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			244,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8338	REPAIR/RRF	2,500	08/28/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1109/0300	1/23/2003	WD	U	I	01	100
GRANTOR: MIMS SOOZIE						
GRANTEE: WOODS DAVID & SOOZI						
0709/0538	7/18/1994	WD	Q	I		73,000
GRANTOR: CRUTCHFIELD JOHN L						
GRANTEE: MIMS SOOZIE						

EXTRA FEATURES		826 CURNUTTE DR, 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	0811	CONCRETE B	0	100	60	9	SF	5.20	5.20	100	1971	1971	3	23	646	
3	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1971	1971	3	31.6	1,106	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W25 UST=[YR=1993] N13 W14 S13 E14\$ W38 S27 E25											
FOP=[YR=1993] E26 N4 W26S4\$ N4 E38 N23\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-2	95.00	150.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

