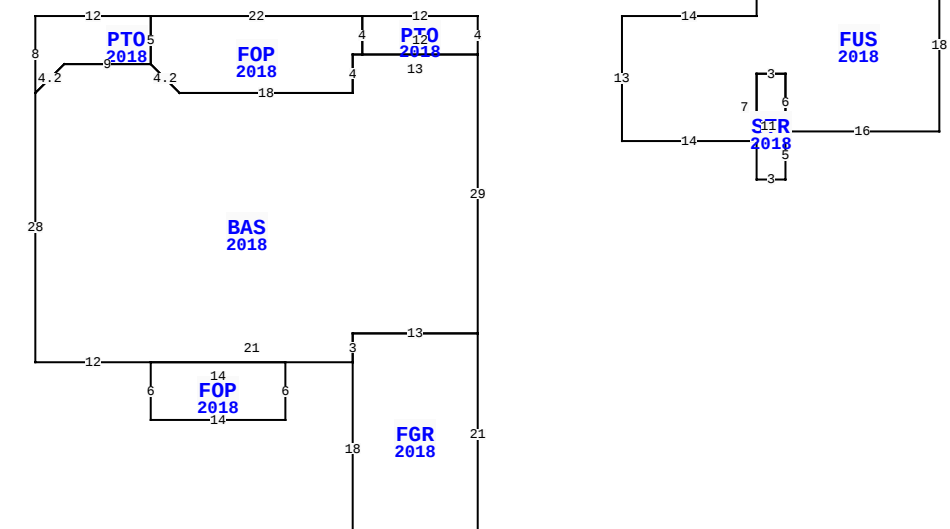


COZETTA'S BEACH HOUSE LLC
1860 SHOAL CREEK BLVD
DECATUR, GA 29646

00-00-30-010B-0014-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
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		10	ABOVE AVG 100		0900	01	2,076	111.5338	132.45	274,966	2018	2018	2018	0	0	0	1.50	98.50	VALUATION BY					STANDARD															
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 0% - 0															Heated Area: 1843					HX Base Yr					Tax Group: 8					Tax Dist:				
Roof Cover		05	COMP SHNGL 100																	BUILDING MARKET VALUE					276,842														
Interior Wall		03	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					60,265														
Interior Floo		11	CLAY TILE 60																	TOTAL LAND VALUE - MARKET					600,000														
Interior Floo		14	CARPET 40																	TOTAL MARKET VALUE					931,107														
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					420,450														
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE					510,657																													
Bedrooms			4 100		TOTAL EXEMPTION VALUE					0																													
Bathrooms			3 100		BASE TAXABLE VALUE					510,657																													
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE					931,107																													
Stories		2.	2. 100		NCON VALUE					58,430																													
Units		00	0 100		INCOME VALUE																																		
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					607,940																													
Quality		02	Quality Level 02																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA																	03																			
NEIGHBORHOOD/LOC		3038.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,337	100	1,337	174,430																																			
FGR	273	55	150	19,570																																			
FOP	84	30	25	3,261																																			
FOP	168	30	50	6,524																																			
FUS	506	100	506	66,015																																			
PTO	48	5	2	261																																			
PTO	65	5	3	391																																			
STR	33	10	3	391																																			
TOTALS		2,514		2,076	270,842																																		
EXTRA FEATURES					5407 ERVIN ST, 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	0810	CONCRETE A	0	0	0	0		288.00	SF 6.50	6.50	100	2018	2018	3	98	1,835																							
2	0911	SCRN RM A	0	0	0	0		1,260.00	SF 17.50	17.50	100	2022	2022	3	100	22,050																							
3	0861	POOL GUNIT	0	0	0	0		348.00	SF 85.00	85.00	100	2022	2022	3	100	29,580																							
4	0855	CONC PAVER	0	0	0	0		480.00	SF 10.00	10.00	100	2022	2022	3	100	4,800																							
5	0871	POOL HTR R	0	0	0	0		1.00	UT 2,000.00	2,000.00	100	2022	2022	3	100	2,000																							
LAND DESCRIPTION					TOTAL OB/XF															60,265																			
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	000100	C	SFR	0		RS-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	600,000																						