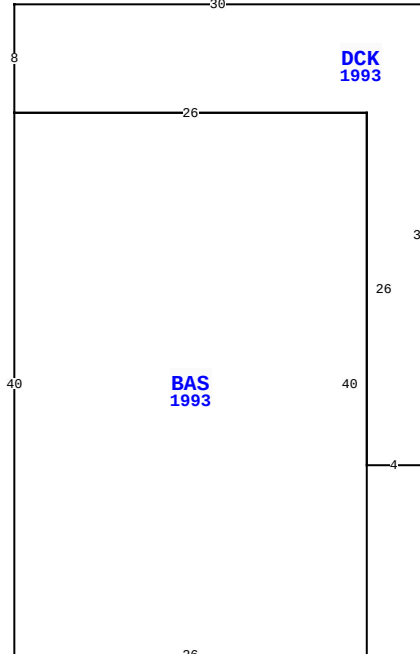


LOVALLO ADAM &/BURKE CATHERINE FRATESSA
5603 GREGG STREET
FERNANDINA BEACH, FL 32034

00-00-30-010C-0001-0220

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		05	AVERAGE 100		0100	01	1,074	108.0000	97.47	104,683	1989	1989	0	0	0	15.50	84.50	VALUATION BY					STANDARD											
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 2023										Heated Area: 1040					HX Base Yr					Tax Group: 8					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					88,457									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					1,577									
Interior Floor		08	SHT VINYL 100																	TOTAL LAND VALUE - MARKET					800,000									
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE					890,034									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					0									
Bedrooms			2 100																	ASSESSED VALUE					890,034									
Bathrooms			1.5 100																	TOTAL EXEMPTION VALUE					0									
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					890,034									
Stories		1.	1. 100																	TOTAL JUST VALUE					890,034									
Units			0 100																	NCON VALUE					0									
Occupancy		00	NONE 100		INCOME VALUE										PREVIOUS YEAR MKT VALUE					756,815														
Quality		03	Quality Level 03																															
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	1,040	100	1,040	85,657																														
DCK	344	10	34	2,800																														
TOTALS		1,384		1,074	88,457																													
EXTRA FEATURES					5592 GREGG ST, FERNANDINA BEACH										BLD DATE					LGL DATE														
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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	348.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,346																			
2	0801	ASPHALT A	0	0	11	154.00	SF	3.00	3.00	100	1989	1989	3	50	231																			
LAND DESCRIPTION										TOTAL OB/XF										1,577														
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	000120	C	SFR OCN FT	0		RS-2	50.00	154.00	50.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	800,000																	