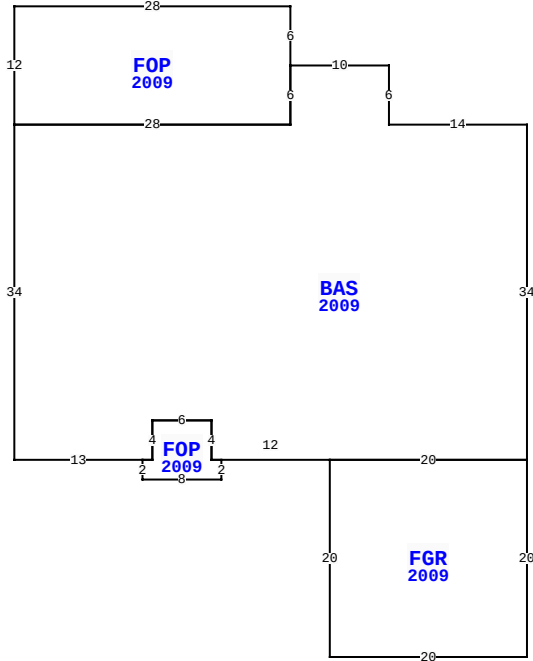




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	10	ABOVE AVG 100	0100	01	2,137	117.8205	106.33	227,227	2009	2009	0	0	0	6.00	94.00	STANDARD																
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0										Heated Area: 1804					HX Base Yr					VALUATION BY					TAX DIST:				
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE					213,593									
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					20,570									
Interior Floor	11	CLAY TILE 50																TOTAL LAND VALUE - MARKET					150,000									
Interior Floor	14	CARPET 50																TOTAL MARKET VALUE					384,163									
Air Condition	03	CENTRAL 100																SOH/AGL Deduction					204,461									
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE					179,702									
Bedrooms		3 100																TOTAL EXEMPTION VALUE					HX HB 50,000									
Bathrooms		2 100																BASE TAXABLE VALUE					129,702									
Bathrooms																		TOTAL JUST VALUE					384,163									
Frame	02	WOOD FRAME 100																NCON VALUE					0									
Stories	1.	1. 100																INCOME VALUE														
Units		0 100																PREVIOUS YEAR MKT VALUE					385,566									
Occupancy	00	NONE 100																														
Quality		04	Quality Level 04																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA		02																											
NEIGHBORHOOD/LOC		2001.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,804	100	1,804	180,310																												
FGR	400	55	220	21,989																												
FOP	40	30	12	1,199																												
FOP	336	30	101	10,095																												
TOTALS		2,580		2,137	213,593																											
EXTRA FEATURES										858 CASHEN 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																
3	1242	WD DECK A	0 100	16	16	256.00	SF	10.00	10.00	100	1994	1994	3	20	512																	
4	0510	GARAGE WD-	0 100	25	35	875.00	SF	35.00	35.00	100	1996	1996	3	25	7,656																	
6	0812	CONCRETE C	0 100	0	0	996.00	SF	4.00	4.00	100	1998	1998	3	77	3,068																	
7	0350	CARPORT WD	0 100	25	14	350.00	SF	13.00	13.00	100	1998	1998	3	20	910																	
8	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	94	1,880																	
9	0812	CONCRETE C	0 100	0	0	1,133.00	SF	4.00	4.00	100	2009	2009	3	91	4,124																	
10	0810	CONCRETE A	0 100	0	0	396.00	SF	6.50	6.50	100	2012	2012	3	94	2,420																	
LAND DESCRIPTION										TOTAL OB/XF										20,570												
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		RM	100.00	250.00	100.00	FF		1.00	1.00	1.25	1,200.00	1,500.00	150,000															