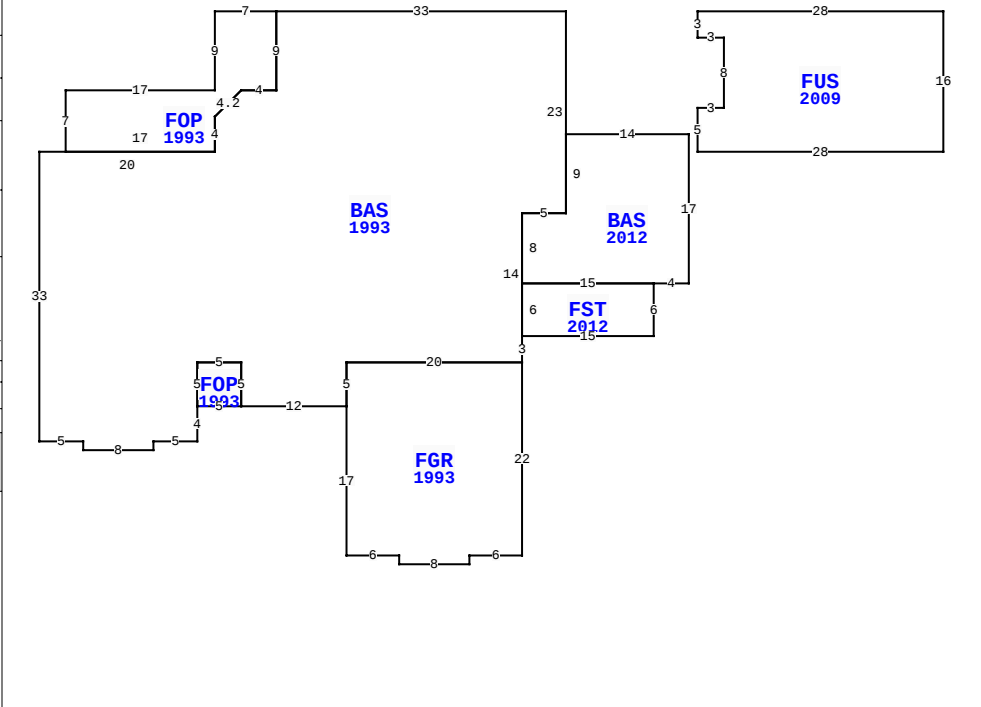


WILSON TRUST/WILSON ROBERT J TRUSTEE
2870 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

00-00-30-021C-0075-0000

BUILDING CHARACTERISTICS CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT		CD			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall		16	WD FR STUC 100		0500	01	3,220	104.3280	148.67	478,717	1991	1998	0	0	12.00	88.00	VALUATION BY		STANDARD																								
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2019													Heated Area: 2860 HX Base Yr 2019																									
Roof Cover		03	COMP SHNGL 100															Tax Group: 8													Tax Dist:												
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE													421,271												
Interior Floo		12	HARDWOOD 60															TOTAL MARKET OB/XF VALUE													19,042												
Interior Floo		14	CARPET 40															TOTAL LAND VALUE - MARKET													180,000												
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE													620,313												
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction													143,906												
Bedrooms			4 100		ASSESSED VALUE													476,407																									
Bathrooms			2 100		TOTAL EXEMPTION VALUE													HX HB 50,000																									
Frame		02	WOOD FRAME 100		BASE TAXABLE VALUE													426,407																									
Stories		1.	1. 100		TOTAL JUST VALUE													620,313																									
Units		00	0 100		NCON VALUE													400																									
Occupancy		00	NONE 100		INCOME VALUE													PREVIOUS YEAR MKT VALUE													583,478												
Quality		04	Quality Level 04																																								
DOR CODE		0100	SINGLE FAMILY																																								
MAP NUM			MKT AREA		02																																						
NEIGHBORHOOD/LOC		2031.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	2,158	100	2,158	282,330																																							
BAS	278	100	278	36,370																																							
FGR	448	55	246	32,184																																							
FOP	25	30	8	1,046																																							
FOP	187	30	56	7,327																																							
FST	90	55	50	6,542																																							
FUS	424	100	424	55,472																																							
TOTALS	3,610		3,220	421,271																																							
EXTRA FEATURES					2870 PARK SQUARE PL, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520																												
2	0812	CONCRETE C	0 100	0	0	1,647.00	SF	4.00	4.00	100	1991	1991	3	64	4,216																												
3	0861	POOL GUNIT	0 100	0	0	304.00	SF	85.00	85.00	100	1995	1995	3	20	5,168																												
4	0910	SCRN RM L	0 100	0	0	968.00	SF	15.00	15.00	100	1995	1995	3	20	2,904																												
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	200																												
6	0845	KOOL DECK	0 100	0	0	654.00	SF	7.25	7.25	100	1995	1995	3	72	3,414																												
7	0810	CONCRETE A	0 100	0	0	36.00	SF	6.50	6.50	100	2012	2012	3	94	220																												
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400																												
LAND DESCRIPTION					TOTAL OB/XF										19,042																												
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	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000																										