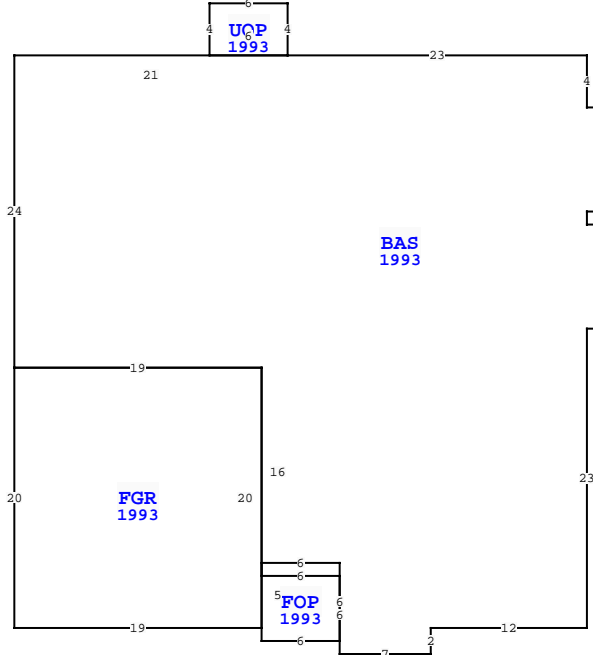


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2025.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,562	100	1,562
FGR	380	55	209
FOP	36	30	11
UOP	24	20	5
			SUBAREA MARKET VALUE
			194,003
			25,958
			1,366
			621
TOTALS	2,002		1,787
			221,949

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,787	123.0500	146.12	261,116	1991	1991	0	0	15.00	85.00		
1 SNGL FAM - 100% - 1992 Heated Area: 1562 HX Base Yr 1992													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			221,949
TOTAL MARKET OB/XF VALUE			5,778
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			407,727
SOH/AGL Deduction			278,564
ASSESSED VALUE			129,163
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			79,163
TOTAL JUST VALUE			407,727
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			332,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7479	NEW CONSTR	60,497	08/23/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0640/0412	11/01/1991	WD	Q	I		85,000
GRANTOR: SEAWARD HOMES INC						
GRANTEE: LOWMAN R A & SERENA						
0640/0411	11/01/1991	WD	Q	V		20,500
GRANTOR: MIDLAND GROUP						
GRANTEE: SEAWARD HOMES INC						

EXTRA FEATURES																
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	0	806.00	UT	5.20	5.20	100	1991	1991	3	64	2,682	
2	0940	SHEDS/PORT	0	100	12	96.00	SF	30.00	30.00	100	1991	1991	3	20	576	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	

2754 STERLING CT, FERNANDINA BEACH

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

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W1 N4 W23 UOP=[YR=1993] N4 W6 S4 E6\$ W21 S24													
FGR=[YR=1993] S20 E19 FOP=[YR=1993] S1 E6 N6W6S5\$N20 W19\$ E19													
S16 E6 S6 E7 N2 E12 N23 E1 N8 W1 N1 E1 N8\$.													

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	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							