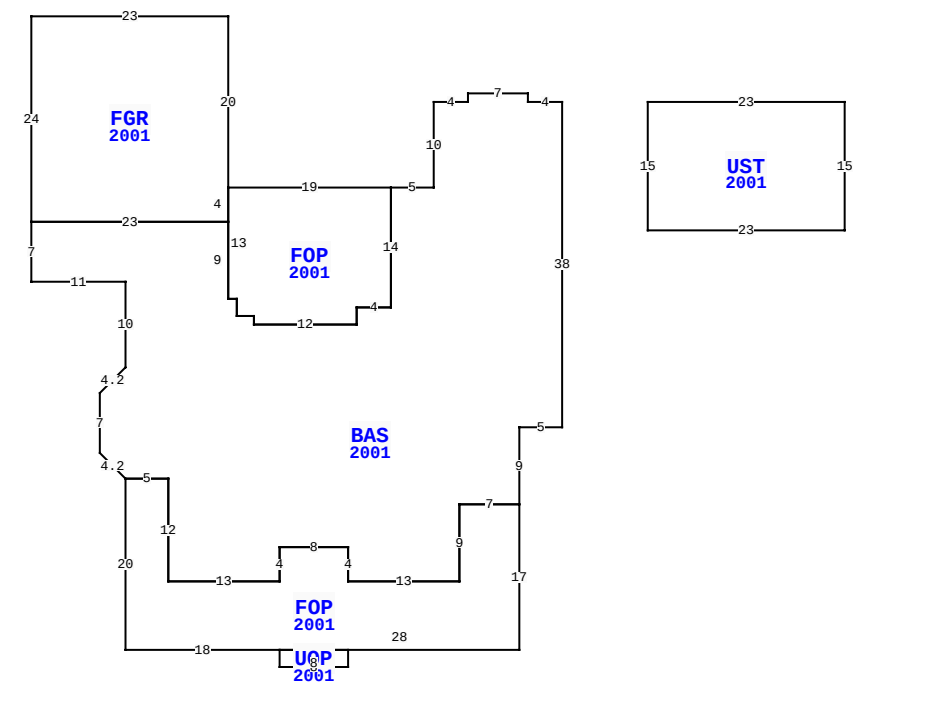




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION					VALUATION SUMMARY										PAGE 1 of 1																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																	
Exterior Wall	10	ABOVE AVG 100	0500	01	2,732	103.8720	148.02	404,391	2001	2001	0	0	10.00	90.00	Tax Group: 8 Tax Dist:																	
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2017										Heated Area: 2026										HX Base Yr 2017									
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										363,952									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										10,122									
Interior Floor	13	LVT/LAMNT 60											TOTAL LAND VALUE - MARKET										102,000									
Interior Floor	14	CARPET 40											TOTAL MARKET VALUE										476,074									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										190,180									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										285,894									
Bedrooms		3 100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms		2 100											BASE TAXABLE VALUE										235,894									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										476,074									
Stories	2.	2. 100											NCON VALUE										0									
Units	0	0 100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										362,303																			
Quality			03	Quality Level 03																												
DOR CODE			0100	SINGLE FAMILY																												
MAP NUM			MKT AREA										02																			
NEIGHBORHOOD/LOC			2028.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,026	100	2,026	269,900																												
FGR	552	55	304	40,498																												
FOP	291	30	87	11,590																												
FOP	523	30	157	20,915																												
UOP	16	20	3	400																												
UST	345	45	155	20,649																												
TOTALS			3,753		2,732	363,952																										
EXTRA FEATURES			1404 FOUNTAIN 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																
1	0812	CONCRETE C	0 100	0	0	1,130.00	SF	4.00	4.00	100	2001	2001	3	82	3,706																	
2	0810	CONCRETE A	0 100	0	0	330.00	SF	6.50	6.50	100	2001	2001	3	82	1,759																	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010																	
5	0940	SHEDS/PORT	0 100	20	10	200.00	SF	18.30	18.30	100	2009	2009	3	45	1,647																	