

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		1.	1. 100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2027.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,006	100	2,006
FGR	460	55	253
FOP	36	30	11
FSP	156	40	62
PTO	24	5	1
TOTALS	2,682		2,333
			275,504

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,333	108.6820	129.06	301,097	2005	2005	0	0	8.50	91.50

1 SNGL FAM - 100% - 2006 Heated Area: 2006 HX Base Yr 2006

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			275,504
TOTAL MARKET OB/XF VALUE			6,587
TOTAL LAND VALUE - MARKET			145,000
TOTAL MARKET VALUE			427,091
SOH/AGL Deduction			209,965
ASSESSED VALUE			217,126
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			167,126
TOTAL JUST VALUE			427,091
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			411,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412710	NEW CONSTR	147,252	04/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/0815	3/03/2005	WD Q	Q	I		289,000

GRANTOR: WILKINSON LORAIN D  
GRANTEE: VEAZEY NANCY K  
1295/1378 2/16/2005 WD Q I 233,400  
GRANTOR: RICHMOND AMERICAN HOM  
GRANTEE: WILKINSON LORAIN D

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	100	0	666.00	SF	5.20	5.20	100	2005	2005	3	87	3,013	
3	0810	CONCRETE A	0	100	25	75.00	SF	6.50	6.50	100	2005	2005	3	87	424	

TOTAL OB/XF																								
96077 MONTEGO BAY, FERNANDINA BEACH																								
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	145,000.00	145,000.00	145,000							

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W13 FSP=[YR=2005] W13 PTO=[YR=2005] W2 S12 E2 N12\$ S12 E13 N12\$ S12 W37 S25 FGR=[YR=2005] S23 E20 N23 W20\$ E20 S20 E10 FOP=[YR=2005] S4 E9 N4 W9\$ E20 N57\$ .	