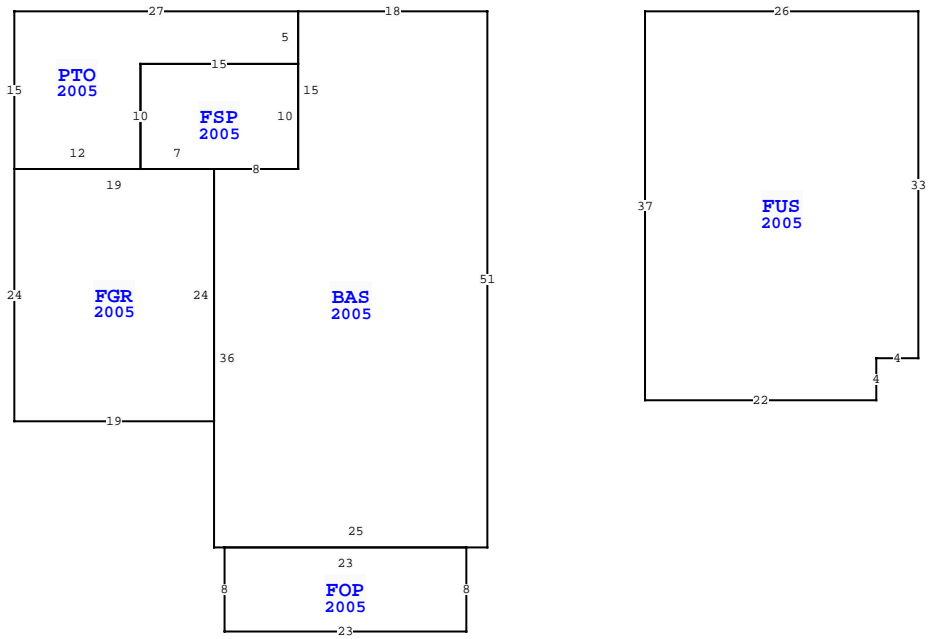


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
0900	01	2,531	105.5040	125.29	317,109	2005	2005	0	0	0	8.50	91.50			
1 SNGL FAM - 0% - 0 Heated Area: 2152 HX Base Yr															



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	SUBAREA MARKET VALUE
BAS	1,206	100	1,206	138,257
FGR	456	55	251	28,775
FOP	184	30	55	6,305
FSP	150	40	60	6,878
FUS	946	100	946	108,449
PTO	255	5	13	1,491
TOTALS	3,197		2,531	290,155

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			290,155
TOTAL MARKET OB/XF VALUE			7,942
TOTAL LAND VALUE - MARKET			145,000
TOTAL MARKET VALUE			443,097
SOH/AGL Deduction			41,005
ASSESSED VALUE			402,092
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			402,092
TOTAL JUST VALUE			443,097
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			426,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509828	H/AC	0	06/01/2005
E0515019	ELEC OTHER	1,900	05/01/2005
P08907	OTHER	0	02/01/2005
B0413045	NEW CONSTR	153,068	06/01/2004
R046304	REPAIR/RRF	1,300	06/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2008/1412	10/13/2015	WD	Q	I	01	309,000
GRANTOR: HOLMES LIVING TRUST						
GRANTEE: MCCARTHY KAREN						
1653/0128	12/11/2009	WD	U	I	30	100
GRANTOR: HOLMES THEODORE M & M						
GRANTEE: HOLMES THEODORE M &						

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	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	0	0	958.00	SF	5.20	5.20	100	2005	2005	3	87	4,334	
3	0810	CONCRETE A	0	0	27	81.00	SF	6.50	6.50	100	2005	2005	3	87	458	

96203 MONTEGO BAY, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=2005] W18 PTO=[YR=2005] W27 S15 FGR=[YR=2005] S24 E19 N24 FSP=[YR=2005] E8 N10 W15 S10 E7\$ W19\$ E12 N10 E15 N5\$ S15 W8 S36 E1 FOP=[YR=2005] S8 E23 N8 W23\$ E25 N51\$ PTR= E15 FUS=[YR=2005] E26 S33 W4 S4 W22 N37\$ W15\$ .														

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	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	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							