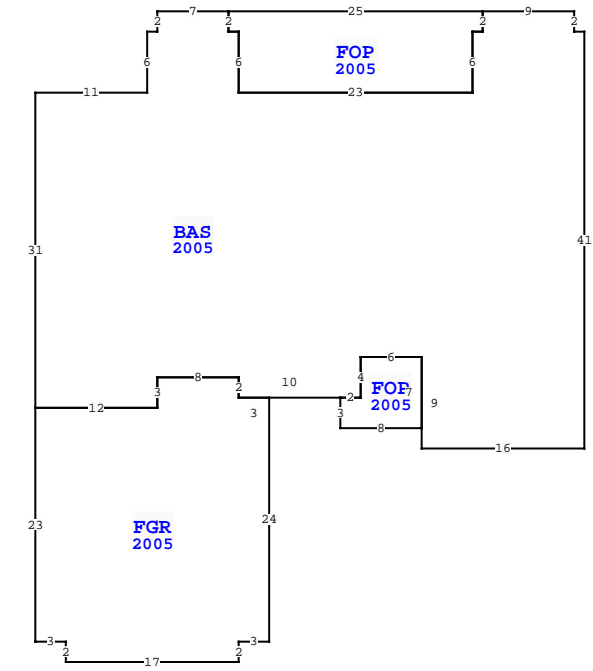


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	20	FACE BRICK	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating 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	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	1,824	100	1,824
FGR	590	55	324
FOP	48	30	14
FOP	188	30	56
TOTALS	2,650		2,218
			257,559

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,218	108.3880	128.71	285,479	2005	2005	0	0	0	9.78	90.22
1 SNGL FAM - 100% - 2007 Heated Area: 1824 HX Base Yr 2007												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			257,559
TOTAL MARKET OB/XF VALUE			4,258
TOTAL LAND VALUE - MARKET			145,000
TOTAL MARKET VALUE			406,817
SOH/AGL Deduction			198,902
ASSESSED VALUE			207,915
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			157,915
TOTAL JUST VALUE			406,817
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			393,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14224	ELEC OTHER	2,000	02/01/2005
M09164	MECH OTHER	0	02/01/2005
B0413042	NEW CONSTR	141,000	06/01/2004
R046301	REPAIR/RRF	1,300	06/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1332/0240	7/11/2005	WD Q	Q	I		226,100
GRANTOR: RICHMOND AMERICAN H						
GRANTEE: CORBIN JAMES T & CA						
1259/1923	9/17/2004	WD U	V	19		3,384,100
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: RICHMOND AMERICAN H						

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	0812	CONCRETE C	0	100	0	1,209.00	SF	4.00	4.00	100	2005	2005	3	87	4,207	
2	0810	CONCRETE A	0	100	3	9.00	SF	6.50	6.50	100	2005	2005	3	87	51	

96245 MONTEGO BAY, FERNANDINA BEACH

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2005] W1 N2 W9 FOP=[YR=2005] W25 S2 E1 S6 E23 N6 E1 N2\$ S2 W1 S6 W23 N6 W1 N2 W7 S2 W1 S6 W11 S31 FGR=[YR=2005] S23 E3 S2 E17 N2 E3 N24 W3 N2 W8 S3 W12\$ E12 N3 E8 S2 E10 POP=[YR=2005] S3 E8 N7 W6 S4 W2\$ E2 N4 E6 S9 E16 N41\$.	

LAND DESCRIPTION																								
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		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							