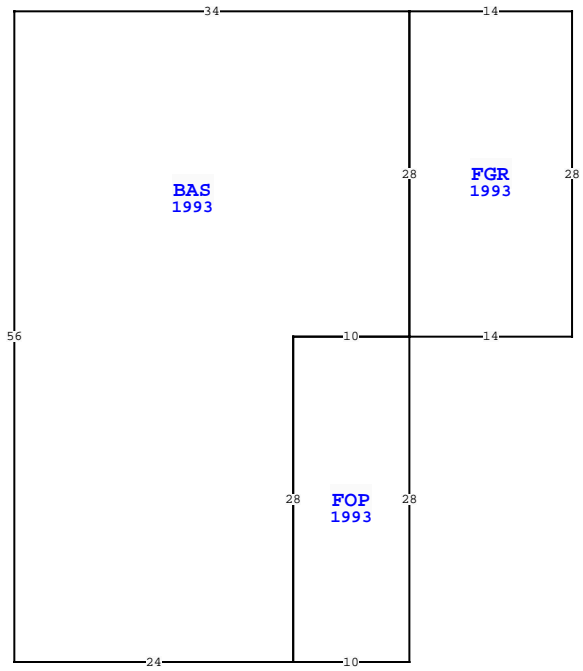


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame	03	MASONRY 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	05	DIST 1A 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	02	
NEIGHBORHOOD/LOC		2020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	1,624	109,875
FGR	392	55	216	14,614
FOP	280	30	84	5,683
TOTALS	2,296		1,924	130,172

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 1991								
Heated Area: 1624						HX Base Yr 1991					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		130,172	
TOTAL MARKET OB/XF VALUE		19,445	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		264,617	
SOH/AGL Deduction		151,117	
ASSESSED VALUE		113,500	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		63,500	
TOTAL JUST VALUE		264,617	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,288	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1184/0127	10/27/2003	WD	U	I	07	100
GRANTOR: LUNT BRADFORD E						
GRANTEE: LUNT DAWN A						
0746/1590	12/20/1995	WD	U	I	06	66,200
GRANTOR: LUNT BRADFORD E						
GRANTEE: LUNT DAWN A						

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	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	1981	1981	3	20	8,160	
3	1242	WD DECK A	0	100	13	11	143.00	SF	10.00	10.00	100	1980	1980	3	20	286	
4	0845	KOOL DECK	0	100	90	3	270.00	SF	7.25	7.25	100	1981	1981	3	38	744	
5	0811	CONCRETE B	0	100	0	0	603.00	SF	5.20	5.20	100	1960	1960	3	20	627	
6	0511	GARAGE CB-	0	100	30	28	840.00	SF	40.00	40.00	100	1960	1960	3	20	6,720	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1981	1981	3	20	200	
8	0811	CONCRETE B	0	100	28	30	840.00	SF	5.20	5.20	100	1990	1990	3	62	2,708	

TOTAL OB/XF												19,445					
204 LAWRENCE LN, FERNANDINA BEACH																	
BLD DATE												LGL DATE					
XF DATE												LAND DATE					
INC DATE												AG DATE					

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=1993] W14 BAS=[YR=1993] W34 S56 E24 FOP=[YR=1993] E10 N28 W10 S28\$ N28 E10 N28\$ S28 E14 N28 \$.											

LAND DESCRIPTION												TOTAL OB/XF												19,445					
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	000115	C	SFR ACRES	100		RS-2	210.00	210.00	1.00	AC		1.00	1.00	1.00	115,000.00	115,000.00	115,000												