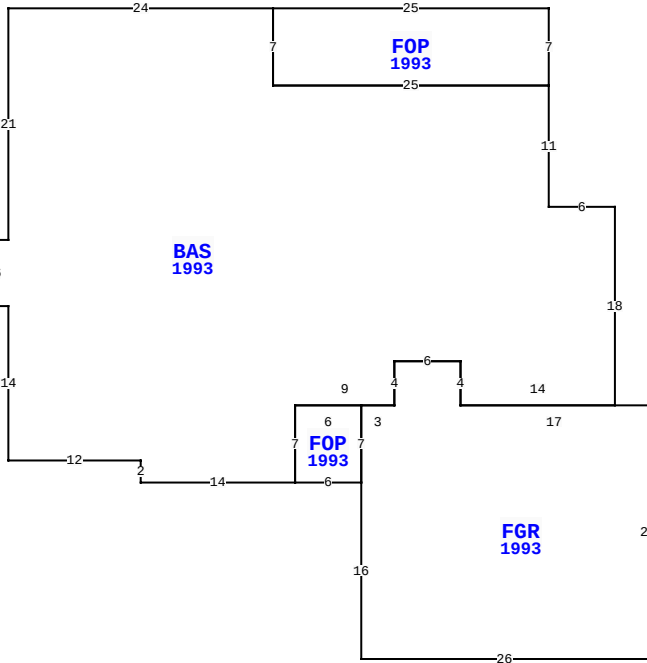


RICHARDSON GUY R & GLORIA T
2108 OAK BLUFF CT
FERNANDINA BEACH, FL 32034

00-00-30-043C-0018-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		31	HARDIE BRD 60		0900	01	2,244	125.6605	149.22	334,850	1990	2014	0	0	0	4.50	95.50	VALUATION BY		STANDARD									
Exterior Wall		20	FACE BRICK 40		1 SNGL FAM - 100% - 2022										Heated Area: 1837														
Roof Structur		08	IRREGULAR 100												HX Base Yr 2022														
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floo		14	CARPET 70																										
Interior Floo		12	HARDWOOD 30																										
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		06	Quality Level 06																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				02																						
NEIGHBORHOOD/LOC		2008.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,837	100	1,837	261,782																									
FGR	622	55	342	48,737																									
FOP	42	30	13	1,853																									
FOP	175	30	52	7,410																									
TOTALS		2,676		2,244	319,782																								
EXTRA FEATURES					2108 OAK BLUFF CT, FERNANDINA BEACH										BLD DATE					LGL DATE									
															XF DATE					LAND DATE									
															INC DATE					AG DATE									
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	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450														
2	0810	CONCRETE A	0 100	0	0	901.00	SF	3.90	3.90	100	1990	1990	3	62	2,179														
3	0810	CONCRETE A	0 100	55	3	165.00	SF	6.50	6.50	100	1990	1990	3	62	665														
4	0810	CONCRETE A	0 100	0	0	326.00	SF	6.50	6.50	100	1993	1993	3	68	1,441														
9	0861	POOL GUNIT	0 100	0	0	360.00	SF	85.00	85.00	100	2020	2020	3	95	29,070														
10	0855	CONC PAVER	0 100	0	0	500.00	SF	10.00	10.00	100	2020	2020	3	99	4,950														
11	0350	CARPORT WD	0 100	0	0	144.00	SF	13.00	13.00	100	2020	2020	3	93	1,741														
TOTAL OB/XF 42,496																													
LAND DESCRIPTION																													
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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000												
																				</									