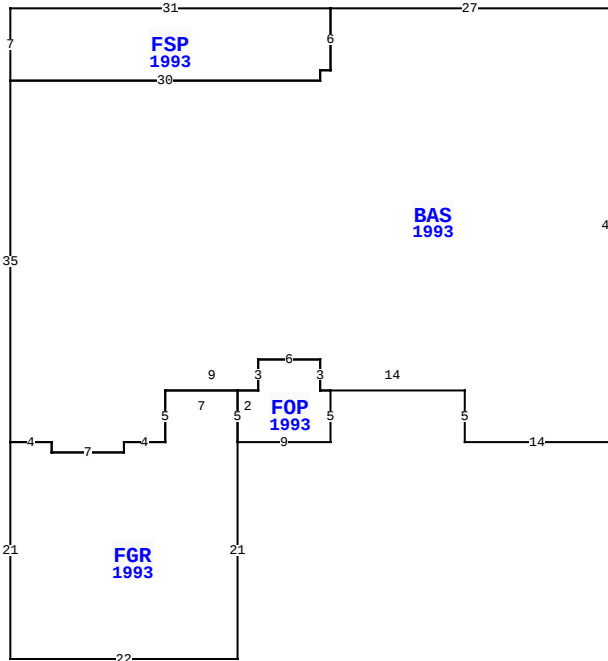




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
Exterior Wall	16	WD FR STUC 100	0900	01	2,439	108.7800	129.18	315,070	1991	2001	0	0	10.50	89.50	VALUATION BY										STANDARD									
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2016										Heated Area: 2064										HX Base Yr 2016											
Roof Cover	03	COMP SHNGL 100																																
Interior Wall	05	DRYWALL 100																																
Interior Floo	14	CARPET 60																																
Interior Floo	12	HARDWOOD 40																																
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			2008.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,064	100	2,064	238,632																														
FGR	490	55	270	31,217																														
FOP	63	30	19	2,196																														
FSP	216	40	86	9,943																														
TOTALS			2,833	2,439	281,988																													
EXTRA FEATURES					1317 RIDGE 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	0811	CONCRETE B	0	100	0	0	635.00	SF	5.20	5.20	100	1991	1991	3	64	2,113																		
2	0861	POOL GUNIT	0	100	23	12	276.00	SF	85.00	85.00	100	1991	1991	3	20	4,692																		
3	0845	KOOL DECK	0	100	0	0	565.00	SF	7.25	7.25	100	1991	1991	3	64	2,622																		
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520																		
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	18.30	18.30	100	2004	2004	3	24	351																		