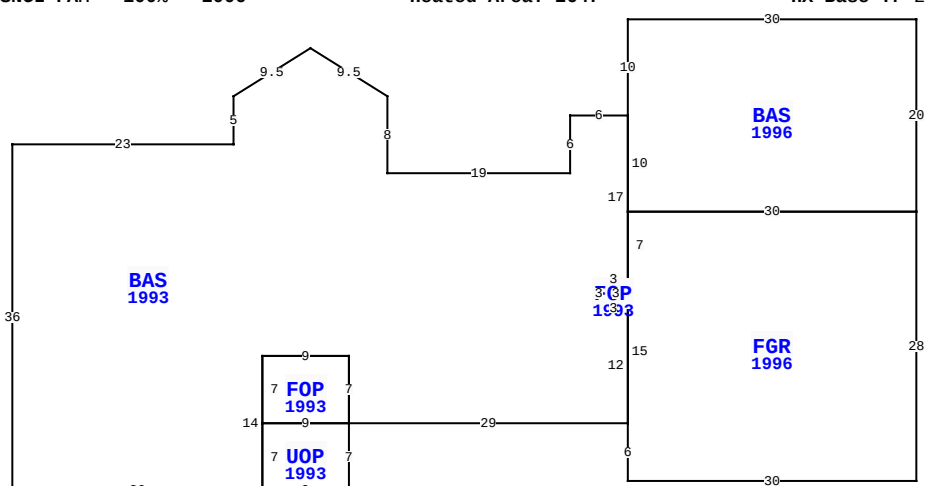


**MABERTO ELISE M L/E/
1537 MANITA LANE
FERNANDINA BEACH, FL 32034**

00-00-30-044A-0014-0010

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	0	0	NORM	% COND	VALUATION SUMMARY																													
Exterior Wall		12	CEDAR 100		0900	01	3,144	107.1800	127.28		400,168	1988	1990	0	0	0	16.00	84.00	VALUATION BY		STANDARD																												
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2006															Heated Area: 2647															HX Base Yr 2006														
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE															336,141														
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE															29,833														
Interior Floor		11	CLAY TILE 50																	TOTAL LAND VALUE - MARKET															525,000														
Interior Floor		14	CARPET 50																	TOTAL MARKET VALUE															890,974														
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction															577,093														
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE															313,881														
Bedrooms			3 100																	TOTAL EXEMPTION VALUE															HX HB 50,000														
Bathrooms			2.5 100																	BASE TAXABLE VALUE															263,881														
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE															890,974														
Stories		1.	1. 100																	NCON VALUE															0														
Units		0	0 100		INCOME VALUE																																												
BUD8 Adjustme		05	DIST 1A 100		PREVIOUS YEAR MKT VALUE															723,637																													
Occupancy		00	NONE 100																																														
Quality		03	Quality Level 03																																														
DOR CODE		0100	SINGLE FAMILY																																														
MAP NUM			MKT AREA																	02																													
NEIGHBORHOOD/LOC		2021.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	2,047	100	2,047	218,855																																													
BAS	600	100	600	64,149																																													
FGR	840	55	462	49,395																																													
FOP	9	30	3	321																																													
FOP	63	30	19	2,031																																													
UOP	63	20	13	1,390																																													
TOTALS	3,622		3,144	336,141																																													
EXTRA FEATURES					1537 MANITA LN, 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	0810	CONCRETE A	0 100	0	0	500.00	SF	6.50	6.50	100	1988	1988	3	57	1,853																																		
2	0825	BRICK	0 100	0	0	108.00	SF	12.50	12.50	100	1996	1996	3	92	1,242																																		
3	1242	WD DECK A	0 100	0	0	802.00	SF	10.00	10.00	100	1988	1988	3	20	1,604																																		
4	0681	POLE SHED	0 100	20	16	320.00	SF	15.00	15.00	100	1988	1988	3	20	960																																		
5	0940	SHEDS/PORT	0 100	16	8	128.00	SF	21.30	21.30	100	1988	1988	3	20	545																																		
6	0845	KOOL DECK	0 100	0	0	781.00	SF	7.25	7.25	100	1989	1989	3	59.5	3,369																																		
7	1242	WD DECK A	0 100	0	0	108.00	SF	10.00	10.00	100	1989	1989	3	20	216																																		
8	0861	POOL GUNIT	0 100	36	15	540.00	SF	85.00	85.00	100	1989	1989	3	20	9,180																																		
9	0810	CONCRETE A	0 100	0	0	905.00	SF	6.50	6.50	100	1996	1996	3	73	4,294																																		
10	0803	ASPHALT C	0 100	0	0	6,570.00	SF	2.00	2.00	100	1996	1996	3	50	6,570																																		
LAND DESCRIPTION					TOTAL OB/XF										29,833																																		
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	000115	C	SFR ACRES	100		OR	0.00	0.00	3.00	AC		1.00	1.00	0.70	250,000.00	175,000.00	525,000																																