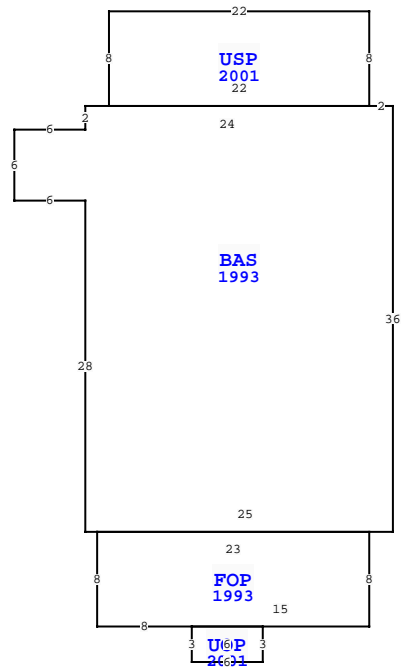


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	09	PINE WOOD 100		
Air Condition	01	NONE 100		
Heating Type	02	CONVECTION 100		
Bedrooms		2 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 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		2021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100	972	59,673
FOP	184	30	55	3,376
UOP	18	20	4	246
USP	176	30	53	3,254
TOTALS	1,350		1,084	66,549

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,084	91.0000	82.13	89,029	1950	1950	0	0	25.25	74.75		
1 SINGLE FAM - 0% - 0 Heated Area: 972 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			66,549
TOTAL MARKET OB/XF VALUE			2,251
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			128,800
SOH/AGL Deduction			0
ASSESSED VALUE			128,800
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			128,800
TOTAL JUST VALUE			128,800
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			128,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E017849	CHNGE SRVC	0	03/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0975/1185	3/14/2001	WD Q	Q	I		49,800
GRANTOR: WILLIAMS H E TRUSTEE						
GRANTEE: FRENCH DEAN D						
0967/1204	1/22/2001	WD Q	Q	I		38,500
GRANTOR: THOMAS JERRY N & ILEE						
GRANTEE: WILLIAMS H E TRUSTE						

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	0350	CARPORT WD	0	0	13	24	SF	13.00	13.00	100	1950	1950	3	20	811	
2	0940	SHEDS/PORT	0	0	24	10	SF	30.00	30.00	100	1950	1950	3	20	1,440	

2634 MIDWAY RD, FERNANDINA BEACH

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W2 USP=[YR=2001] N8 W22 S8 E22 \$ W24 S2 W6 S6 E6 S28 E1 FOP=[YR=1993] S8 E8 UOP=[YR=2001] S3 E6 N3 W6 \$ E15 N8 W23 \$ E25 N36 \$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	0		RS-2	100.00	165.00	100.00	FF		1.00	1.00	1.00	600.00	600.00	60,000							