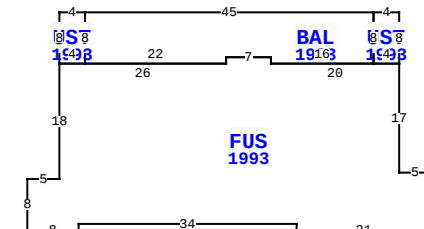
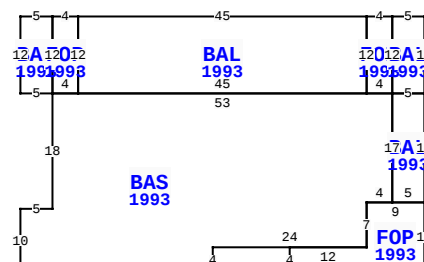




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	12	CEDAR 100								0500	01	4,200	113.6520	161.95	680,190	1985	1985	0	0	0	18.50	81.50	STANDARD																
Roof Structur	08	IRREGULAR 100								1 SFR CUST - 100% - 1982										Heated Area: 3522										HX Base Yr 1982									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 70																																					
Interior Wall	08	DECORATIVE 30																																					
Interior Floor	14	CARPET 50																																					
Interior Floor	15	HARDTILE 50																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	4	100																																					
Bathrooms	4.5	100																																					
Frame	02	WOOD FRAME 100																																					
Stories	3.	3. 100																																					
Units	0	100																																					
BUD8 Adjustme	05	DIST 1A 100								** This building has 14 Sub-Areas										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																			
Occupancy	00	NONE 100																																					
Quality	04	Quality Level 04																																					
DOR CODE	0100	SINGLE FAMILY																																					
MAP NUM		MKT AREA																																					
NEIGHBORHOOD/LOC	1053.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAL	60	15	9	1,188																																			
BAL	60	15	9	1,188																																			
BAL	85	15	13	1,716																																			
BAL	353	15	53	6,995																																			
BAL	540	15	81	10,691																																			
BAS	692	100	692	91,336																																			
BAS	1,394	100	1,394	183,993																																			
FGR	751	55	413	54,511																																			
FOP	48	30	14	1,848																																			
FOP	48	30	14	1,848																																			
TOTALS	5,678		4,200	554,355																																			
EXTRA FEATURES										4438 S FLETCHER AVE, FERNANDINA BEACH																													
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200																							
2	0812	CONCRETE C	0	100	0	0	2,016.00	SF	4.00	4.00	100	1985	1985	3	49.5	3,992																							
3	0850	PEBBLE WLK	0	100	0	0	259.00	SF	3.50	3.50	100	1985	1985	3	49.5	449																							
4	1242	WD DECK A	0	100	0	0	122.00	SF	10.00	10.00	100	1985	1985	3	20	244																							
5	0820	WOOD WALK	0	100	158	4	632.00	SF	11.75	11.75	100	1985	1985	3	40	2,970																							
6	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1985	1985	3	20	128																							
7	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2002	2002	3	32	12,240																							
8	0845	KOOL DECK	0	100	0	0	695.00	SF	7.25	7.25	100	2002	2002	3	83	4,182																							
9	0415	BEACHWALK	0	100	0	0	632.00	SF	5.75	5.75	100	1985	1985	3	20	727																							
10	0469	VF LATTIC	0	100	0	0	48.00	SF	5.50	5.50	100	2008	2008	3	76	201																							
LAND DESCRIPTION										TOTAL OB/XF										26,333																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	000120	C	SFR OCN FT	100		RS-1	85.00	400.00	85.05	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,403,325																						

**BERGNER C RICHARD L/E/
4438 S FLETCHER AV
FERNANDINA BEACH, FL 32034**

00-00-30-0450-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		8															
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																	
																																VALUATION BY										STANDARD					
																																		Tax Group: 8										Tax Dist:			
																																		BUILDING MARKET VALUE										554,355			
																																		TOTAL MARKET OB/XF VALUE										36,493			
																																		TOTAL LAND VALUE - MARKET										1,403,325			
																																		TOTAL MARKET VALUE										1,994,173			
																																		SOH/AGL Deduction										1,422,370			
																																		ASSESSED VALUE										571,803			
																																		TOTAL EXEMPTION VALUE										HX HB WR 55,000			
																																		BASE TAXABLE VALUE										516,803			
																																		TOTAL JUST VALUE										1,994,173			
																																		NCON VALUE										0			
																																		INCOME VALUE													
																																		PREVIOUS YEAR MKT VALUE										1,975,022			