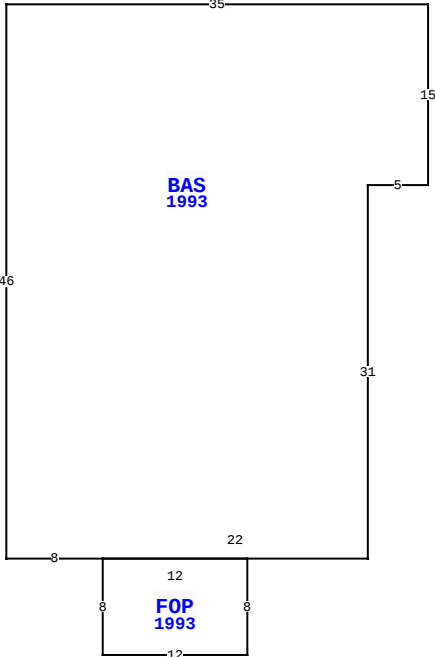


HAYNES ANDREW R
2345 CLINCH DR
FERNANDINA BEACH, FL 32034

00-00-30-0660-0007-0000

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		30	VINYL 100		0100	01		1,484	126.6840		114.33		169,666	1956	1995		0	0	13.25	86.75	VALUATION BY		STANDARD											
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2016										Heated Area: 1455					HX Base Yr 2016					Tax Group: 8		Tax Dist:							
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										147,185									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										1,388									
Interior Floo		08	SHT VINYL 50												TOTAL LAND VALUE - MARKET										120,000									
Interior Floo		14	CARPET 50												TOTAL MARKET VALUE										268,573									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										119,380									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										149,193									
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Bathrooms			2 100												BASE TAXABLE VALUE										99,193									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										268,573									
Stories		1.	1. 100												NCON VALUE										0									
Units			0 100		INCOME VALUE																													
BUD8 Adjustme		05	DIST 1A 100		PREVIOUS YEAR MKT VALUE										268,341																			
Occupancy		00	NONE 100																															
Quality		06	Quality Level 06																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		02																													
NEIGHBORHOOD/LOC		2019.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,455	100	1,455	144,309																														
FOP	96	30	29	2,877																														
TOTALS		1,551		1,484	147,185																													
EXTRA FEATURES					2345 CLINCH DR, 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																			
2	0940	SHEDS/POR	0 100	13 10	130.00	SF	30.00	30.00	100	2004	2004	3	24	936																				
3	1242	WD DECK A	0 100	0 0	226.00	SF	10.00	10.00	100	1980	1980	3	20	452																				
LAND DESCRIPTION					TOTAL OB/XF															1,388														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RS-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000																	