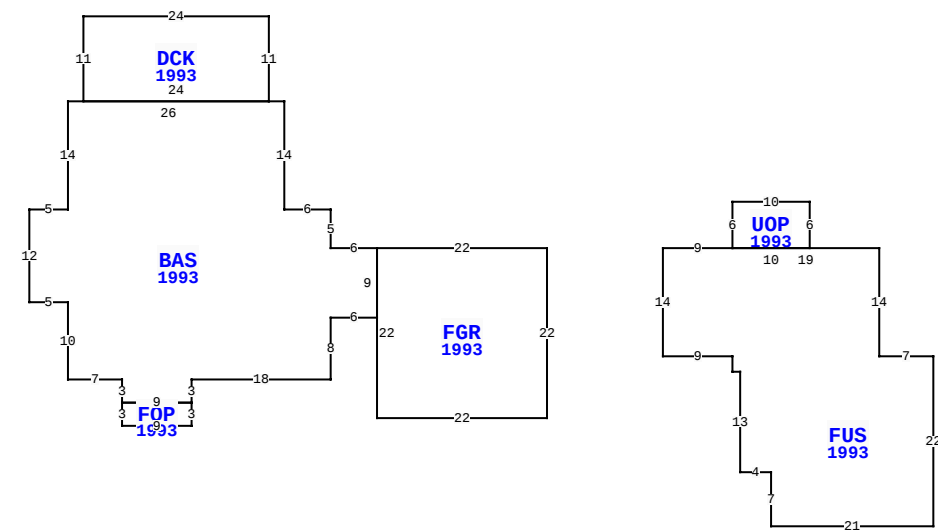


MCKEE TIMOTHY A
1619 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0800-0001-0010

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		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		16	WD FR STUC 100		0100	01	2,509	109.3440	98.68	247,588	1993	1993		0	0	14.50	85.50	VALUATION BY											
Roof Structur		03	GABLE/HIP 100		2 SINGLE FAM - 100% - 2022										Heated Area: 2197					HX Base Yr 2022					STANDARD				
Roof Cover		03	COMP SHNGL 100																	Tax Group: 8					Tax Dist:				
Interior Wall		05	DRYWALL 100																	BUILDING MARKET VALUE					211,688				
Interior Floo		14	CARPET 70																	TOTAL MARKET OB/XF VALUE					3,787				
Interior Floo		11	CLAY TILE 30																	TOTAL LAND VALUE - MARKET					291,510				
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE					506,985				
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					0				
Bedrooms			4 100																	ASSESSED VALUE					506,985				
Bathrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB 50,000				
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					456,985				
Stories		2.	2. 100																	TOTAL JUST VALUE					506,985				
Units			0 100		NCON VALUE					0																			
Occupancy		00	NONE 100		INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE					506,765																			
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				02																						
NEIGHBORHOOD/LOC		2019.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOTAL ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,281	100	1,281	108,080																									
DCK	264	10	26	2,194																									
FGR	484	55	266	22,443																									
FOP	27	30	8	675																									
FUS	916	100	916	77,284																									
UOP	60	20	12	1,012																									
TOTALS		3,032		2,509	211,688																								
EXTRA FEATURES					1619 CLINCH DR, 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													
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	76	1,520														
3	0810	CONCRETE A	0 100	20	18	360.00	SF	6.50	6.50	100	1993	1993	3	68	1,591														
4	0810	CONCRETE A	0 100	0	0	153.00	SF	6.50	6.50	100	1993	1993	3	68	676														