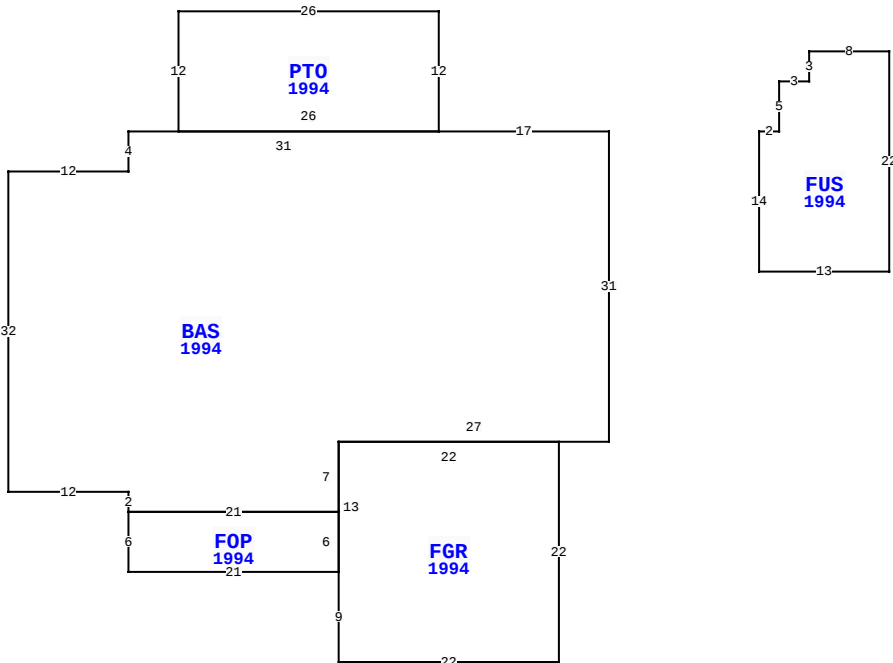


AZAR MICHAEL G & POLIANA K
4957 SPANISH OAKS CIRCLE
FERNANDINA BEACH, FL 32034

00-00-30-155W-0015-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1											
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	NORM	% COND	VALUATION SUMMARY												8												
Exterior Wall	16	WD FR STUC 100		0900	11	2,600	138.8851	164.93	428,818	1994	1997	0	0	0	12.50	87.50	VALUATION BY					STANDARD																			
Roof Structur	03	GABLE/HIP 100		1 SNGL FAM - 100% - 0												Heated Area: 2280					HX Base Yr																				
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 80																																							
Interior Floo	11	CLAY TILE 20																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2 100																																							
Frame	02	WOOD FRAME 100																																							
Stories		2. 100																																							
Units		0 100																																							
Quality		04	Quality Level 04																																						
DOR CODE		0100	SINGLE FAMILY																																						
MAP NUM			MKT AREA																03																						
NEIGHBORHOOD/LOC		3033.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	2,019	100	2,019	291,370																																					
FGR	484	55	266	38,387																																					
FOP	126	30	38	5,484																																					
FUS	261	100	261	37,666																																					
PTO	312	5	16	2,309																																					
TOTALS		3,202		2,600	375,216																																				
EXTRA FEATURES					4957 SPANISH OAKS CIR, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695																										
2	0812	CONCRETE C	0 100	0	0	1,185.00	SF	4.00	4.00	100	1994	1994	3	70	3,318																										
3	0810	CONCRETE A	0 100	0	0	292.00	SF	6.50	6.50	100	1994	1994	3	70	1,329																										
4	0855	CONC PAVER	0 100	0	0	416.00	SF	10.00	10.00	100	2014	2014	3	95	3,952																										
															</																										