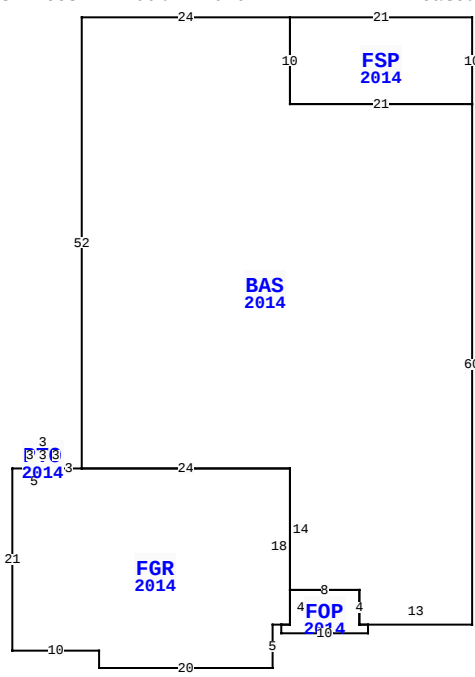


GRANUCCI MICHAEL/OLDHAM LYNN
502 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

00-00-31-087I-0030-0000



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		16	WD FR STUC 100		0500	01	2,961	130.1524	204.01	604,074	2014	2014		0	0	4.00	96.00	VALUATION BY																		
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2016												Heated Area: 2476						HX Base Yr 2016						STANDARD							
Roof Cover		03	COMP SHNGL 100																Tax Group: 2								Tax Dist:									
Interior Wall		05	DRYWALL 100																BUILDING MARKET VALUE								579,911									
Interior Floo		15	HARDTILE 80																TOTAL MARKET OB/XF VALUE								11,226									
Interior Floo		14	CARPET 20																TOTAL LAND VALUE - MARKET								140,000									
Air Condition		03	CENTRAL 100																TOTAL MARKET VALUE								731,137									
Heating Type		04	AIR DUCTED 100																SOH/AGL Deduction								341,463									
Bedrooms			3 100																ASSESSED VALUE								389,674									
Bathrooms			2.5 100																TOTAL EXEMPTION VALUE								HX HB		50,000							
Frame		02	WOOD FRAME 100																BASE TAXABLE VALUE								339,674									
Stories		1.	1. 100																TOTAL JUST VALUE								731,137									
Units		00	0 100		NCON VALUE								0																							
Occupancy		00	NONE 100		INCOME VALUE																															
					PREVIOUS YEAR MKT VALUE								615,107																							
Quality		06	Quality Level 06																																	
DOR CODE		0100	SINGLE FAMILY																																	
MAP NUM			MKT AREA		01																															
NEIGHBORHOOD/LOC		1079.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	2,476	100	2,476	484,924																																
FGR	706	55	388	75,990																																
FOP	42	30	13	2,546																																
FSP	210	40	84	16,452																																
PTO	9	5	0	0																																
TOTALS		3,443	2,961	579,911																																
EXTRA FEATURES					502 W SPANISH WAY, 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	0100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	97	1,940																					
2	0855	CONC PAVER	0100	0	0	722.00	SF	7.00	7.00	100	2014	2014	3	95	4,801																					
3	0855	CONC PAVER	0100	0	0	64.00	SF	7.00	7.00	100	2014	2014	3	95	426																					
4	0855	CONC PAVER	0100	0	0	119.00	SF	7.00	7.00	100	2014	2014	3	95	791																					
5	0810	CONCRETE A	0100	12	10	120.00	SF	6.50	6.50	100	2014	2014	3	95	741																					
6	0462	ST/AL FNC	0100	0	0	324.00	SF	10.00	10.00	100	2014	2014	3	78	2,527																					