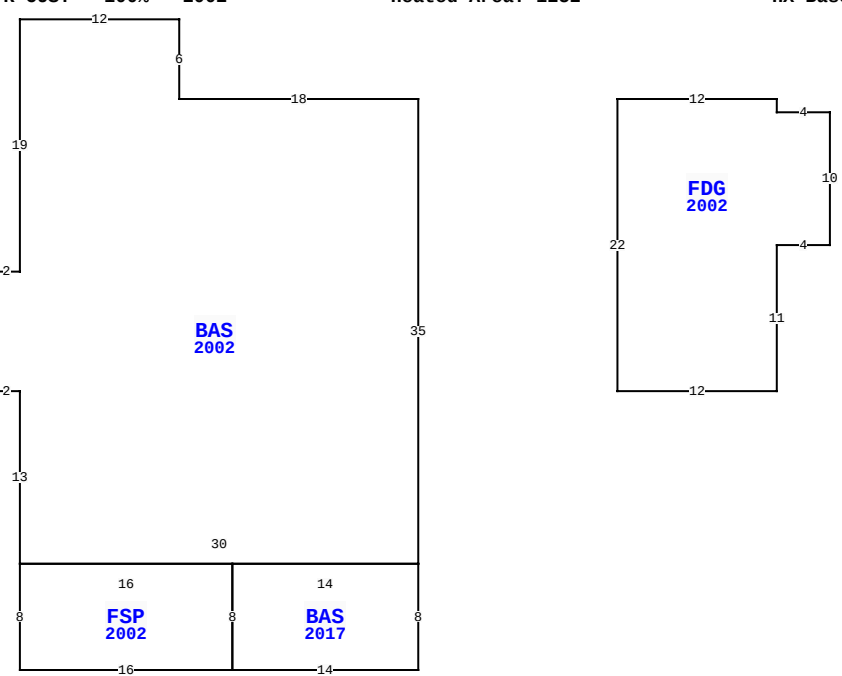


NORDSTROM JAN A & DEBORAH T
PO BOX 15082
FERNANDINA BEACH, FL 32035-3102

00-00-31-102P-0008-0060



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		10	ABOVE AVG 80		0500	01	1,485		134.4156	191.54	284,437	2002	2002	0	0	0	9.60	90.40	VALUATION BY					STANDARD																				
Exterior Wall		23	REINF CONC 20		1 SFR CUST - 100% - 2002										Heated Area: 1252										HX Base Yr 2002																			
Roof Structur		03	GABLE/HIP 100																						Tax Group: 2										Tax Dist:									
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE										257,131									
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE										8,272									
Interior Floo		12	HARDWOOD 70																						TOTAL LAND VALUE - MARKET										120,000									
Interior Floo		15	HARDTILE 30																						TOTAL MARKET VALUE										385,403									
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction										160,470									
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE										224,933									
Bedrooms		1	1 100																						TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms		2	2 100																						BASE TAXABLE VALUE										174,933									
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE										385,403									
Stories		1.	1. 100												NCON VALUE										0																			
Units		0	0 100												INCOME VALUE																													
Occupancy		00	NONE 100												PREVIOUS YEAR MKT VALUE										361,647																			
Quality		05	Quality Level 05																																									
DOR CODE		0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA																						01																			
NEIGHBORHOOD/LOC		1031	00																																									
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS		1,140	100	1,140	197,394																																							
BAS		112	100	112	19,393																																							
FDG		304	60	182	31,513																																							
FSP		128	40	51	8,831																																							
TOTALS		1,684		1,485	257,131																																							
EXTRA FEATURES					1619 GEDDES LN, 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																												
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045																													
2	0810	CONCRETE A	0 100	50	3	150.00	SF	6.50	6.50	100	2002	2002	3	83	809																													
3	0810	CONCRETE A	0 100	0	0	297.00	SF	6.50	6.50	100	2002	2002	3	83	1,602																													
4	1242	WD DECK A	0 100	6	5	30.00	SF	10.00	10.00	100	2002	2002	3	21	63																													
5	1243	WD DECK F	0 100	2	6	12.00	SF	8.00	8.00	100	2002	2002	3	21	20																													
6	1242	WD DECK A	0 100	7	12	84.00	SF	10.00	10.00	100	2003	2003	3	22	185																													
7	0476	VF 6 SBPL	0 100	0	0	74.00	LF	32.00	32.00	100	2003	2003	3	64	1,516																													
8	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	64	192																													
9	0825	BRICK	0 100	35	2	70.00	SF	12.50	12.50	100	2004	2004	3	96	840																													
LAND DESCRIPTION										TOTAL OB/XF										8,272																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	40.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	120,000																											