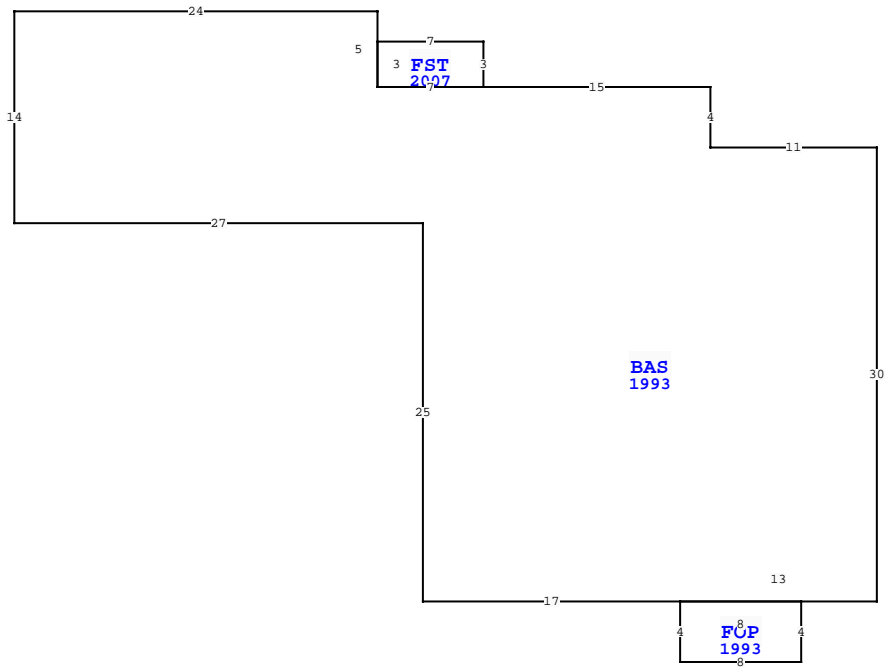


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	15		CONC BLOCK 60	
Exterior Wall	17		CB STUCCO 40	
Roof Structure	03		GABLE/HIP 100	
Roof Cover	03		COMP SHNGL 100	
Interior Wall	05		DRYWALL 100	
Interior Floor	14		CARPET 80	
Interior Floor	08		SHT VINYL 20	
Air Condition	03		CENTRAL 100	
Heating Type	04		AIR DUCTED 100	
Bedrooms			3 100	
Bathrooms			2 100	
Frame	03		MASONRY 100	
Stories	1.		1. 100	
Units			0 100	
BUD8 Adjustme	02		DIST FB 100	
Occupancy	00		NONE 100	
Quality	03		Quality Level 03	
DOR CODE	0100		SINGLE FAMILY	
MAP NUM			MKT AREA 01	
NEIGHBORHOOD/LOC			1008.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,339	100	1,339	97,418
FOP	32	30	10	727
FST	21	55	12	873
TOTALS	1,392		1,361	99,018

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,361	109.8240	99.12	134,902	1949	1970	0	0	26.60	73.40	
1 SINGLE FAM - 100% - 2014 Heated Area: 1339 HX Base Yr 2014												



VALUATION SUMMARY		PAGE 1 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		135,260	
TOTAL MARKET OB/XF VALUE		10,466	
TOTAL LAND VALUE - MARKET		276,000	
TOTAL MARKET VALUE		421,726	
SOH/AGL Deduction		248,267	
ASSESSED VALUE		173,459	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		123,459	
TOTAL JUST VALUE		421,726	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		344,434	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120994	H/AC	3,000	06/04/2012
20120880	ELEC. INTER. REMODE	2,000	05/16/2012
20120802	DEMOLISH DRYWALL	0	05/09/2012
20100756	REPAIR/RRF	2,000	05/07/2010
20020349	XFOB	0	02/28/2002
7673	REPAIR/RRF	1,000	04/27/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	5/24/2013	CN	Q	I	02	129,000
GRANTOR: DAVIES KIM						
GRANTEE: DAVIES HEATHERANN						
1792/1768	5/08/2012	WD	U	I	11	89,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: DAVIES KIM WILLIAM						

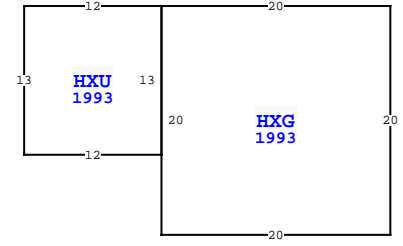
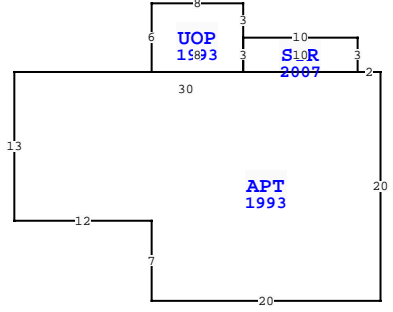
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2002	2002	3	83	10,466	

TOTAL OB/XF												
10,466												

LAND DESCRIPTION													TOTAL OB/XF												
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	000800	C	MULTI-FAM	100	0006	R-1	100.00	147.00	100.00	FF	1	1.15	1.00	1.15	2,400.00	2,760.00	276,000								

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	100
Bathrooms	1	100
Frame	03	MASONRY 100
Stories	2.	2.100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	ACCESSORY U		- 34.97%	- 2014								



NASSAU COUNTY PROPERTY			PAGE 2 of 2
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		135,260	
TOTAL MARKET OB/XF VALUE		10,466	
TOTAL LAND VALUE - MARKET		276,000	
TOTAL MARKET VALUE		421,726	
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TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		123,459	
TOTAL JUST VALUE		421,726	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		344,434	

Quality	02	Quality Level 02		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC		1008.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	556	100	556	23,029
HXG	400	55	220	9,113
HXU	156	55	86	3,562
STR	30	10	3	124
UOP	48	20	10	414
TOTALS	1,190		875	36,242

2115 FLORIDA AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	5/24/2013	CN	Q	I	02	129,000
GRANTOR: DAVIES KIM						
GRANTEE: DAVIES HEATHERANN						
1792/1768	5/08/2012	WD	U	I	11	89,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: DAVIES KIM WILLIAM						

EXTRA FEATURES																
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

BUILDING NOTES

BUILDING DIMENSIONS
APT=[YR=1993] W2 STR=[YR=2007] N3 W10 UOP=[YR=1993] N3 W8 S6 E8 N3 \$ S3 E10 \$ W30 S13 E12 S7 E20 N20 \$ PTR= E15 HXU=[YR=1993] E12 HXG=[YR=1993] E20 S20 W20 N20 \$ S13 W12 N13 \$ W15 \$.

LAND DESCRIPTION															TOTAL OB/XF									
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