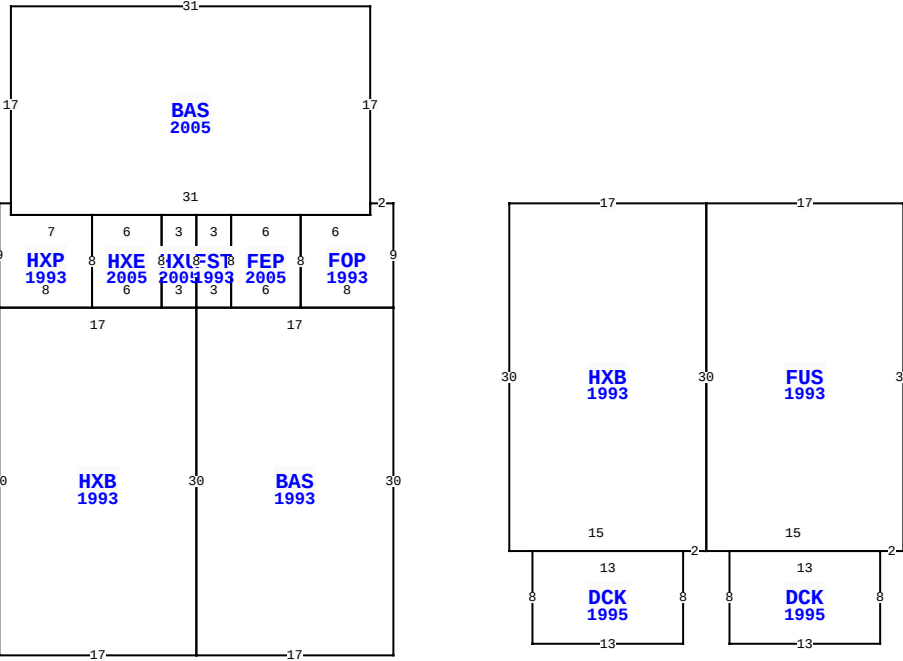




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																			
Exterior Wall		05	AVERAGE 100		2700	01	2,760	109.0560	130.05	358,938	1983	1983	0	0	17.00	83.00	VALUATION BY		STANDARD																																	
Roof Structure		03	GABLE/HIP 100		1 DUPLEX - 39.51% - 1993												Heated Area: 2636												HX Base Yr 1993																							
Roof Cover		03	COMP SHNGL 100																										BUILDING MARKET VALUE												297,919											
Interior Wall		05	DRYWALL 100														TOTAL MARKET OB/XF VALUE												8,014																							
Interior Floor		14	CARPET 80														TOTAL LAND VALUE - MARKET												312,000																							
Interior Floor		11	CLAY TILE 20														TOTAL MARKET VALUE												617,933																							
Air Condition		03	CENTRAL 100														SOH/AGL Deduction												336,809																							
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE												281,124																																			
Bedrooms			6 100		TOTAL EXEMPTION VALUE												HX HB		50,000																																	
Bathrooms			6 100		BASE TAXABLE VALUE												231,124																																			
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE												617,933																																			
Stories		2.	2. 100		NCON VALUE												0																																			
Units		0	100		INCOME VALUE																																															
BUD8 Adjustme		02	DIST FB 100		PREVIOUS YEAR MKT VALUE												588,139																																			
Occupancy		00	NONE 100																																																	
Quality		03	Quality Level 03																																																	
DOR CODE		0800	MULTI-FAMILY																																																	
MAP NUM			MKT AREA				01																																													
NEIGHBORHOOD/LOC		1058.00																																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																
BAS	510	100	510	55,051																																																
BAS	558	100	558	60,231																																																
DCK	104	10	10	1,080																																																
DCK	104	10	10	1,080																																																
FEP	48	80	38	4,102																																																
FOP	66	30	20	2,159																																																
FST	24	55	13	1,404																																																
FUS	510	100	510	55,051																																																
HXB	510	100	510	55,051																																																
HXB	510	100	510	55,051																																																
TOTALS	3,081		2,760	297,919																																																
EXTRA FEATURES					2569 S FLETCHER AVE, 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	0812	CONCRETE C	0 100	0	0	1,676.00	SF	4.00	4.00	100	1983	1983	3	44	2,950																																					
2	0810	CONCRETE A	0 100	0	0	72.00	SF	6.50	6.50	100	1995	1995	3	72	337																																					
3	0810	CONCRETE A	0 100	0	0	399.00	SF	6.50	6.50	100	2005	2005	3	87	2,256																																					
4	1242	WD DECK A	0 100	0	0	172.00	SF	10.00	10.00	100	2005	2005	3	27	464																																					
5	0810	CONCRETE A	0 0	0	0	100.00	SF	6.50	6.50	100	2005	2005	3	87	566																																					
6	1242	WD DECK A	0 0	0	0	144.00	SF	10.00	10.00	100	2005	2005	3	27	389																																					
7	0810	CONCRETE A	0 0	0	0	186.00	SF	6.50	6.50	100	2005	2005	3	87	1,052																																					
LAND DESCRIPTION										TOTAL OB/XF										8,014																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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			50.00	110.00	50.00	FF		1.00	1.00	0.96	6,500.00	6,240.00	312,000																																			