

JCJ IRREVOCABLE TRUST/JONES JAMES C III TRUSTEE
P O BOX 2266
WAYCROSS, GA 31501

00-00-31-128A-0060-0000

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	14	WD SHINGLE 60			0500	01	6,449	109.3260	155.79	1,004,690	2005	2005	0	0	8.50	91.50	VALUATION BY		STANDARD						
Exterior Wall	17	CB STUCCO 40			1 SFR CUST - 0% - 0												Tax Group: 2		Tax Dist:						
Roof Structur	03	GABLE/HIP 100															BUILDING MARKET VALUE		919,291						
Roof Cover	03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE		48,770						
Interior Wall	05	DRYWALL 100															TOTAL LAND VALUE - MARKET		472,500						
Interior Floo	12	HARDWOOD 70															TOTAL MARKET VALUE		1,440,561						
Interior Floo	11	CLAY TILE 30															SOH/AGL Deduction		0						
Air Condition	04	ROOF TOP 100															ASSESSED VALUE		1,440,561						
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE		0						
Bedrooms		5 100															BASE TAXABLE VALUE		1,440,561						
Bathrooms		3 100															TOTAL JUST VALUE		1,440,561						
Frame Stories	02	WOOD FRAME 100															NCON VALUE		0						
Units	2.	2. 100															INCOME VALUE								
BUD8 Adjustme	02	DIST FB 100															PREVIOUS YEAR MKT VALUE		1,322,961						
Occupancy	00	NONE 100																							
Quality		04 Quality Level 04																							
DOR CODE		0100 SINGLE FAMILY																							
MAP NUM					MKT AREA		01																		
NEIGHBORHOOD/LOC		1007.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,276	100	2,276	324,439																					
FBM	2,276	80	1,821	259,580																					
FDG	638	60	383	54,596																					
FOP	64	30	19	2,708																					
FOP	480	30	144	20,527																					
FST	112	55	62	8,838																					
FUS	1,520	100	1,520	216,673																					
PTO	64	5	3	427																					
PTO	228	5	11	1,568																					
UUS	420	50	210	29,935																					
TOTALS	8,078		6,449	919,291																					
EXTRA FEATURES					1836 HIGHLAND DR, 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									
4	0300	BOAT DCK W	0	0	0	780.00	SF	40.00	40.00	100	1981	1981	3	20	6,240										
5	0510	GARAGE WD-	0	0	43	21	903.00	SF	24.85	24.85	100	1981	1981	3	20	4,488									
10	0940	SHEDS/PORT	0	0	4	20	80.00	SF	30.00	30.00	100	1995	1995	3	20	480									
11	0752		0	0	12	20	240.00	SF	15.00	15.00	100	1995	1995	3	24	864									
12	0819	CONC 12"	0	0	45	3	135.00	SF	9.50	9.50	100	1995	1995	3	72	923									
13	0311	WD GANG WY	0	0	0	0	20.00	SF	45.00	45.00	100	1980	1980	3	20	180									
14	0303	FLT DOCK W	0	0	10	20	200.00	SF	26.00	26.00	100	1980	1980	3	20	1,040									
15	0350	CARPORT WD	0	0	10	11	110.00	SF	8.58	8.58	100	1993	1993	3	20	189									
16	0317	DCK PLNG W	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	1980	1980	3	20	800									
17	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	1980	1980	3	20	300									
LAND DESCRIPTION					TOTAL OB/XF												15,504								
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	000130	C	SFR WATER	0		R-1A	105.00	540.00	105.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	472,500								

[illegible]