

LAKE LIVING TRUST/LAKE PHYLLIS P TRUSTEE
2229 QUAIL DRIVE
BESSEMER, AL 35022

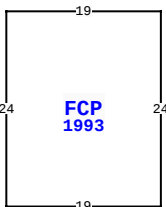
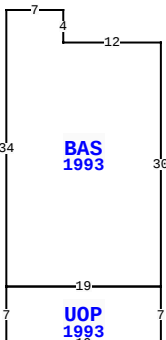
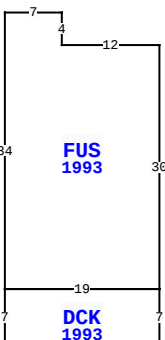
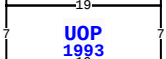
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2							
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		05	AVERAGE 100		0320	01	1,350	116.8440	111.00	149,850	1981	1983		0	0	17.00	83.00	VALUATION BY										STANDARD									
Roof Structur		03	GABLE/HIP 100		2 TOWNHOUSE - 0% - 0													Heated Area: 1196										HX Base Yr									
Roof Cover		03	COMP SHNGL 100																																		
Interior Wall		05	DRYWALL 100																																		
Interior Floo		08	SHT VINYL 50																																		
Interior Floo		14	CARPET 50																																		
Air Condition		03	CENTRAL 100																																		
Heating Type		04	AIR DUCTED 100																																		
Bedrooms			2 100																																		
Bathrooms			1.5 100																																		
Frame		02	WOOD FRAME 100																																		
Stories		3.	3. 100																																		
Units			0 100																																		
Occupancy		00	NONE 100																																		
Quality		04	Quality Level 04																																		
DOR CODE		0800	MULTI-FAMILY																																		
MAP NUM			MKT AREA																									01									
NEIGHBORHOOD/LOC		1050.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	598	100	598	55,094																																	
DCK	133	10	13	1,198																																	
FCP	456	25	114	10,503																																	
FUS	598	100	598	55,094																																	
UOP	133	20	27	2,488																																	
TOTALS		1,918		1,350	124,376	339 OCEAN AVE, FERNANDINA BEACH													BLD DATE				LGL DATE														
EXTRA FEATURES						XF DATE				INC DATE				LAND 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																				