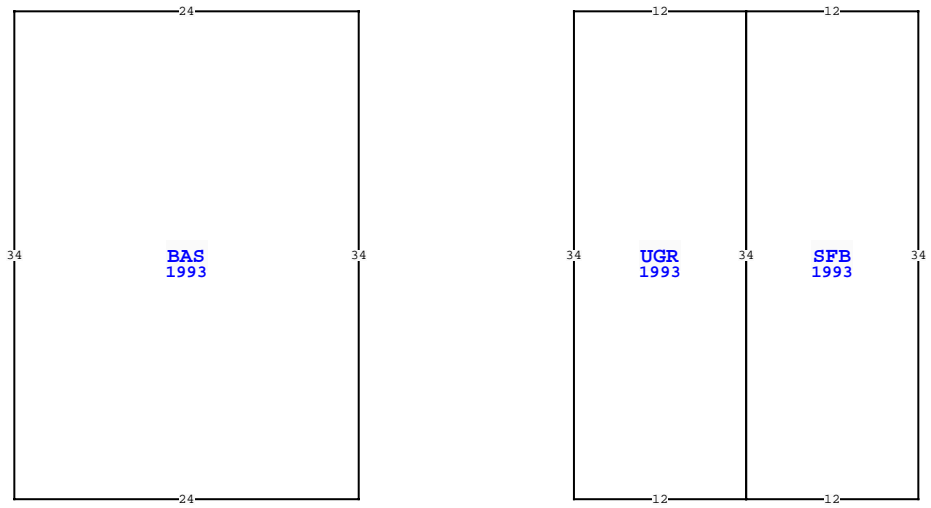


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE 50		
Exterior Wall	15	CONC BLOCK 50		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	08	SHT VINYL 70		
Interior Floor	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		1 100		
Frame	03	MASONRY 100		
Stories	2.	2. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC		1041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	83,558
SFB	408	80	326	33,382
UGR	408	45	184	18,841
TOTALS	1,632		1,326	135,781

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,326	104.5200	124.12	164,583	1965	1985	0	0	17.50	82.50
1 SNGL FAM - 100% - 2003 Heated Area: 1142 HX Base Yr 2003											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			135,781
TOTAL MARKET OB/XF VALUE			3,738
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			389,519
SOH/AGL Deduction			305,059
ASSESSED VALUE			84,460
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			29,460
TOTAL JUST VALUE			389,519
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			372,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B959249	REMODEL	7,650	08/18/1995
B959249	REMODEL	7,650	08/18/1995
B959242	ADDITION	5,900	08/01/1995
2247	CHNGE SRVC	800	11/07/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0222/0465	1/01/1976	WD	Q	I		26,500
GRANTOR:						
GRANTEE:						
0150/0674	1/01/1973	WD	Q	I		24,500
GRANTOR:						
GRANTEE:						

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	8	40			6.50	100	1965	1965	3	20		416
3	0810	CONCRETE A	0	100	6	24			6.50	100	1965	1965	3	20		187
4	1241	WD DECK G	0	100	0	0			23.00	100	1995	1995	3	24		3,135

TOTAL OB/XF												3,738				
831 N FLETCHER AVE, FERNANDINA BEACH																
BLD DATE																
LGL DATE																
XF DATE																
LAND DATE																
INC DATE																
AG DATE																

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS=[YR=1993] W24 S34 E24 N34 \$ PTR= E15 UGR=[YR=1993] E12																
SFB=[YR=1993] E12 S34 W12 N34 \$ S34 W12 N34 \$ W15 \$.																

LAND DESCRIPTION																								
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		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							