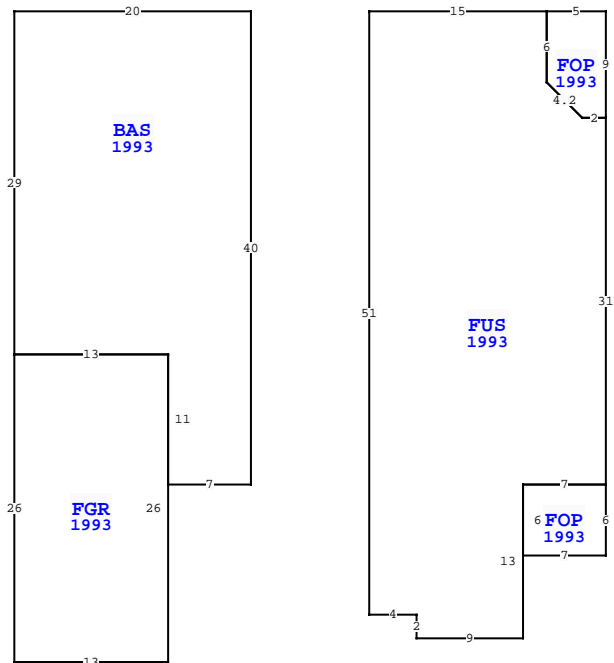


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	657	100	657
FGR	338	55	186
FOP	41	30	12
FOP	42	30	13
FUS	921	100	921
			SUBAREA MARKET VALUE
			62,390
			17,663
			1,140
			1,234
			87,460
TOTALS	1,999		1,789
			169,887

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TOWNHOUSE	-	0%	-	0							Heated Area: 1578	
												HX Base Yr	



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			169,887
TOTAL MARKET OB/XF VALUE			6,887
TOTAL LAND VALUE - MARKET			187,500
TOTAL MARKET VALUE			364,274
SOH/AGL Deduction			22,277
ASSESSED VALUE			341,997
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			341,997
TOTAL JUST VALUE			364,274
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041532	REROOF	5,000	08/24/2004
19990439	ADDITIONAL CONCRE	1,000	05/17/1999
B969878	REPAIR/RRF	2,400	06/17/1996
6994	NEW CONSTR	92,000	04/13/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/0663	1/30/2006	TD	U	I	01	100

GRANTOR: ADKINS JOAN DALE TRUS
GRANTEE: ADKINS E MAX & JOAN
0818/0655 12/30/1997 WD U I 01 100,000
GRANTOR: ADKINS D DOUGLAS & JA
GRANTEE: ADKINS JOAN DALE TR

EXTRA FEATURES														528 TARPON AV, 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
1	0810	CONCRETE A	0	0	0	0	455.00	SF	6.50	6.50	100	1992	1992	3	66	1,952	
2	1241	WD DECK G	0	0	8	7	56.00	UT	11.50	11.50	100	1992	1992	3	20	129	
3	0810	CONCRETE A	0	0	35	12	420.00	SF	6.50	6.50	100	1999	1999	3	79	2,157	
4	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	100	1999	1999	3	79	354	
5	0810	CONCRETE A	0	0	17	2	34.00	SF	6.50	6.50	100	1999	1999	3	79	175	
7	0476	VF 6 SBPL	0	0	0	0	96.00	LF	32.00	32.00	100	2005	2005	3	69	2,120	

LAND DESCRIPTION														TOTAL OB/XF 6,887										
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	000100	C	SFR	0	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.50	5,000.00	7,500.00	187,500							