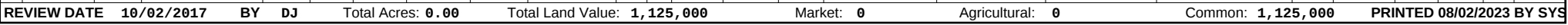


ANDRES MICHAEL DEAN REV TRUST/ANDRES MICHAEL DEAN
P O BOX 15069
FERNANDINA BEACH, FL 32035

00-00-31-1360-0025-0000



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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													
																																VALUATION BY											
																																		STANDARD									
																																		Tax Group: 2									
																																		Tax Dist:									
																																		BUILDING MARKET VALUE									
																																		TOTAL MARKET OB/XF VALUE									
																																		75,231									
																																		TOTAL LAND VALUE - MARKET									
																																		1,125,000									
																																		TOTAL MARKET VALUE									
																																		2,863,917									
																																		SOH/AGL Deduction									
																																		627,714									
																																		ASSESSED VALUE									
																																		2,236,203									
																																		TOTAL EXEMPTION VALUE									
																																		HX HB									
																																		50,000									
																																		BASE TAXABLE VALUE									
																																		2,186,203									
																																		TOTAL JUST VALUE									
																																		2,863,917									
																																		NCON VALUE									
																																		0									
																																		INCOME VALUE									
																																		PREVIOUS YEAR MKT VALUE									
																																		2,933,107									