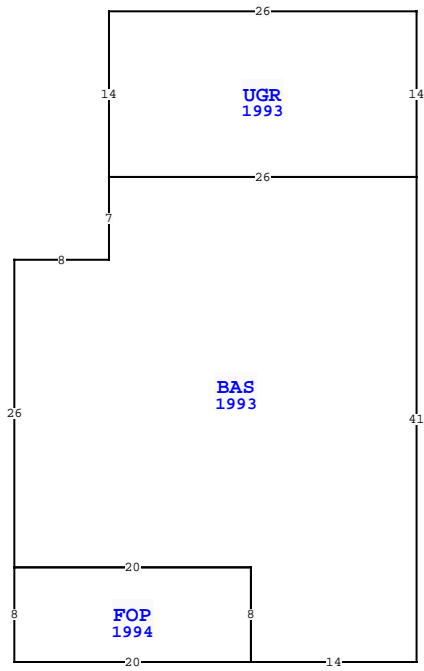


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	12	HARDWOOD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 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		1058.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,178	100	1,178
FOP	160	30	48
UGR	364	45	164
			SUBAREA MARKET VALUE
			134,586
			5,484
			18,737
TOTALS	1,702		1,390
			158,807

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,390	120.6400	143.26	199,131	1941	1970	0	0	20.25	79.75
1 SNGL FAM - 100% - 1988 Heated Area: 1178 HX Base Yr 1988											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			158,807
TOTAL MARKET OB/XF VALUE			3,382
TOTAL LAND VALUE - MARKET			390,000
TOTAL MARKET VALUE			552,189
SOH/AGL Deduction			463,534
ASSESSED VALUE			88,655
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			38,655
TOTAL JUST VALUE			552,189
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			537,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051697	H/AC	10,000	04/29/2005
7430	REPAIR/RRF	1,700	11/19/1992
BP4293	N/A	6,000	05/14/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0513/0975	3/27/1987	WD	U	I		70,000
GRANTOR: SNELL IRENE Y						
GRANTEE: OZMER RICHARD S						
0261/0184	3/01/1978	WD	U	I		25,000
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	0	0	192.00	SF	6.50	6.50	100	1980	1980	3	35	437	
2	0811	CONCRETE B	0	100	0	0	563.00	SF	5.20	5.20	100	1997	1997	3	75	2,196	
3	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2002	2002	3	21	403	
4	0350	CARPORT WD	0	100	16	12	192.00	SF	8.58	8.58	100	2002	2002	3	21	346	

2243 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS
BAS=[YR=1993] W26 S7 W8 S26 FOP=[YR=1994] S8 E20 N&W20\$ E20 S8 E14 N41\$ UGR=[YR=1993] N14 W26 S14E26\$.

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			50.00	250.00	50.00	FF		1.00	1.00	1.20	6,500.00	7,800.00	390,000									