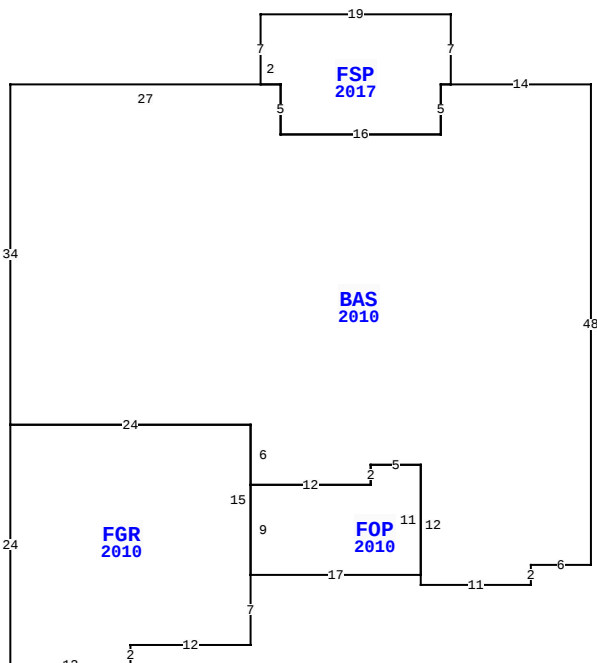




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																									
Exterior Wall		10	ABOVE AVG 100		0500	01	2,682	116.4240	165.90	444,944	2010	2010	0	0	0	5.50	94.50	VALUATION BY		STANDARD																						
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 0% - 2023										Heated Area: 2244										HX Base Yr																	
Roof Cover		03	COMP SHNGL 100																						Tax Group: 2										Tax Dist:							
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										420,472																	
Interior Floo		12	HARDWOOD 70												TOTAL MARKET OB/XF VALUE										17,149																	
Interior Floo		14	CARPET 30												TOTAL LAND VALUE - MARKET										200,000																	
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										637,621																	
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										0																	
Bedrooms			3 100												ASSESSED VALUE										637,621																	
Bathrooms			3 100												TOTAL EXEMPTION VALUE										0																	
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										637,621																	
Stories		1.	1. 100		TOTAL JUST VALUE										637,621																											
Units			0 100		NCON VALUE										0																											
Occupancy		00	NONE 100		INCOME VALUE																																					
					PREVIOUS YEAR MKT VALUE										521,994																											
Quality		04	Quality Level 04																																							
DOR CODE		0100	SINGLE FAMILY																																							
MAP NUM			MKT AREA												01																											
NEIGHBORHOOD/LOC		1104.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	2,244	100	2,244	351,805																																						
FGR	552	55	304	47,660																																						
FOP	163	30	49	7,682																																						
FSP	213	40	85	13,326																																						
TOTALS		3,172		2,682	420,472																																					
EXTRA FEATURES					1610 HIGHLAND DUNES WAY, FERNANDINA BEACH										BLD DATE		03/25/2015		KK		LGL DATE																					
															XF DATE				LAND DATE																							
															INC 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																									
1	0855	CONC PAVER	0	0	39	24	936.00	SF	7.00	7.00	100	2010	2010	3	92	6,028																										
2	0855	CONC PAVER	0	0	26	4	104.00	SF	7.00	7.00	100	2010	2010	3	92	670																										
3	0855	CONC PAVER	0	0	0	0	966.00	SF	7.00	7.00	100	2017	2017	3	97	6,559																										
4	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	100	2017	2017	3	94	3,610																										
5	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282																										
LAND DESCRIPTION					TOTAL OB/XF										17,149																											
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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000																									