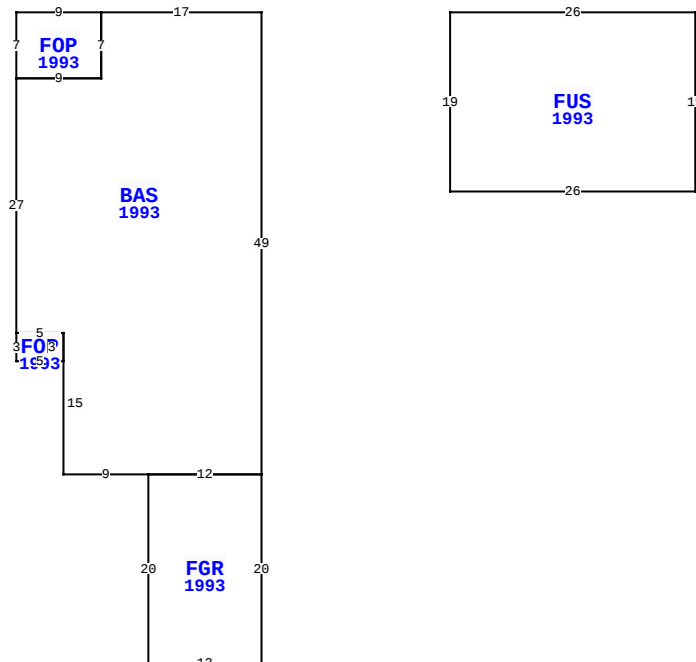




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																
Exterior Wall		10	ABOVE AVG 50		0300	12	1,785	250.1000	212.58	379,455	1982	2005		0	0	0	8.25	91.75	VALUATION SUMMARY															
Exterior Wall		16	WD FR STUC 50		1 SFR PATIO - 0% - 2023										Heated Area: 1630										HX Base Yr									
Roof Structur		03	GABLE/HIP 100																															
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floop		11	CLAY TILE 100																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			3 100																															
Bathrooms			2 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.5	1.5 100																															
Units			0 100																															
BUD8 Adjustme		02	DIST FB 100																															
Quality		06	Quality Level 06																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												01																			
NEIGHBORHOOD/LOC		1025.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,136	100	1,136	221,568																														
FGR	240	55	132	25,746																														
FOP	15	30	4	780																														
FOP	63	30	19	3,706																														
FUS	494	100	494	96,351																														
TOTALS		1,948		1,785	348,150																													
EXTRA FEATURES					2704 W 3RD ST, 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	718.00	SF	6.50	6.50	100	1982	1982	3	41	1,913																			
2	1126	CB/STC 8"	0	0	10	3	30.00	SF	8.00	100	1982	1982	3	41	98																			
3	0850	PEBBLE WLK	0	0	50	4	200.00	SF	3.50	100	1982	1982	3	41	287																			
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	100	1982	1982	3	54	1,890																			
5	1241	WD DECK G	0	0	0	0	298.00	UT	15.53	100	1988	1988	3	20	925																			
6	1126	CB/STC 8"	0	0	29	5	145.00	SF	8.00	100	1982	1982	3	41	476																			
7	0850	PEBBLE WLK	0	0	10	9	90.00	SF	3.50	100	1982	1982	3	41	129																			
LAND DESCRIPTION																	TOTAL OB/XF 5,718																	
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-3	45.00	100.00	1.00	LT	1.00	1.00	1.00	190,000.00	190,000.00	190,000																	