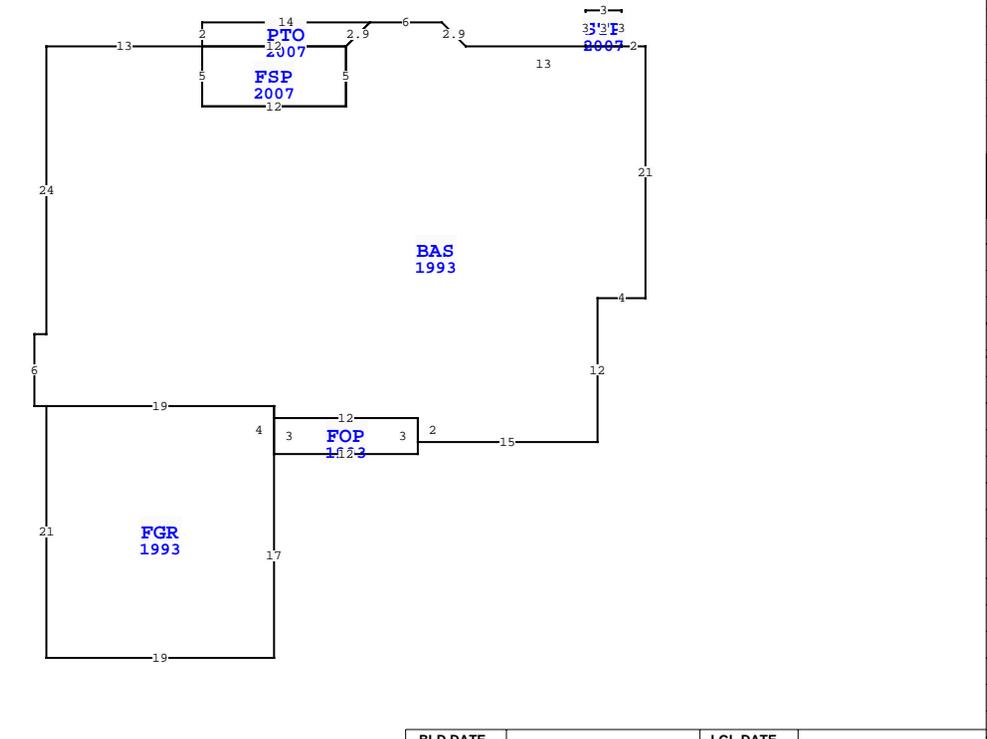


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	1,739	125.9500	149.57	260,102	1987	1987	0	0	0	16.00	84.00		



Quality	05 Quality Level 05			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1046.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,483	100	1,483	186,322
FGR	399	55	219	27,515
FOP	36	30	11	1,382
FSP	60	40	24	3,016
PTO	26	5	1	126
STP	9	10	1	126
TOTALS	2,013		1,739	218,486

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE				218,486
TOTAL MARKET OB/XF VALUE				4,936
TOTAL LAND VALUE - MARKET				130,000
TOTAL MARKET VALUE				353,422
SOH/AGL Deduction				231,282
ASSESSED VALUE				122,140
TOTAL EXEMPTION VALUE	HX HB XM			50,000
BASE TAXABLE VALUE				72,140
TOTAL JUST VALUE				353,422
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				358,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070213	REPAIR/RRF	3,639	02/06/2007
20070214	XFOB	1,900	02/06/2007
4322	NEW CONSTR	37,000	06/03/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0677/1591	3/30/1993	WD Q	Q	I		86,900
GRANTOR: TUCKER EDGER & S H						
GRANTEE: PETZ THOMAS & JULIE						
0526/0663	9/14/1987	WD Q	Q	I		81,000
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: TUCKER EDGAR R						

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	0811	CONCRETE B	0 100	26	3	78.00	SF	5.20	5.20	100	1987	1987	3	54.5	221	
2	0811	CONCRETE B	0 100	38	16	663.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,879	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
4	0476	VF 6 SBPL	0 100	0	0	27.00	LF	32.00	32.00	100	2005	2005	3	69	596	

1605 COVENTRY LN, FERNANDINA BEACH										BLD DATE		LGL DATE		
										XF DATE		LAND DATE		
										INC DATE		AG DATE		
TOTAL OB/XF														4,936

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W2 STP=[YR=2007] N3 W3 S3 E3 \$ W13 U2 L2 W6													
PTO=[YR=2007] W14 S2 E12 U2 R2 \$ L2 D2 FSP=[YR=2007] W12 S5													
E12 N5\$ S5 W12 N5 W13 S24 W1 S6 E1 FGR=[YR=1993] S21 E19 N17													
POP=[YR=1993] E12 N3 W12 S3 \$ N4 W19 \$ E19 S1 E12 S2 E15 N12													
E4 N21 \$.													

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							