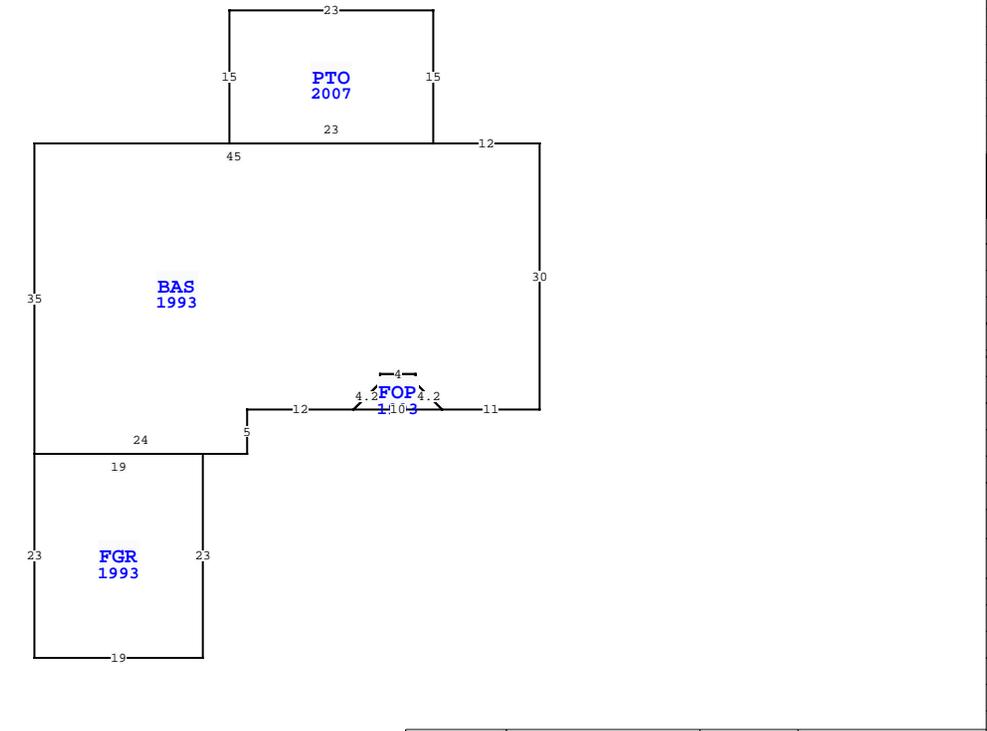


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	2,070	124.7400	148.13	306,629	1988	1988	0	0	15.75	84.25		
1 SNGL FAM - 100% - 1989 Heated Area: 1805 HX Base Yr 1989													



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	1,805	100	1,805	225,263
FGR	437	55	240	29,952
FOP	25	30	8	998
PTO	345	5	17	2,121
TOTALS	2,612		2,070	258,335

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE				258,335
TOTAL MARKET OB/XF VALUE				2,668
TOTAL LAND VALUE - MARKET				130,000
TOTAL MARKET VALUE				391,003
SOH/AGL Deduction				259,693
ASSESSED VALUE				131,310
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				81,310
TOTAL JUST VALUE				391,003
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				398,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091170	H/AC	5,788	08/31/2009
20070986	OTHER	1,950	06/04/2007
4741	NEW CONSTR	45,000	03/10/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0545/1156	6/20/1988	WD	U	V	07	75,000
GRANTOR: SADLER DEVELOPMENT						
GRANTEE: ATLANTIC BUILDERS						
0544/0669	6/01/1988	WD	Q	I		87,000
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: DEBRULE ROBERT E SR						

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	47	3			6.50	100	1988	1988	3	57	522	
2	0811	CONCRETE B	0	100	39	16			5.20	100	1988	1988	3	57	1,850	
3	0810	CONCRETE A	0	100	10	8			6.50	100	1988	1988	3	57	296	

1516 COVENTRY LN, FERNANDINA BEACH														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	
														INC DATE		AG DATE	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W12 PTO=[YR=2007] N15 W23 S15 E23\$ W45 S35													
FGR=[YR=1993] S23 E19 N23 W19\$ E24 N5 E12 FOP=[YR=1993] E10													
U3 L3 N1 W4 S1 L3 D3 \$ U3 R3 N1 E4 S1 R3 D3 E11 N30\$.													

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	DPHT 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							