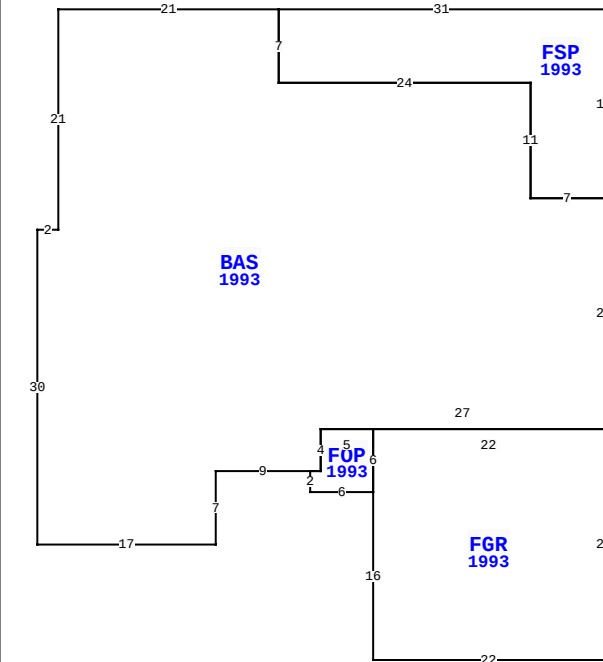


TRULL DONALD & BETH
2165 NATURES GATE CT
FERNANDINA BEACH, FL 32034

00-00-31-147G-0039-0000

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	% COND	VALUATION SUMMARY														
Exterior Wall	12	CEDAR 60	0900	01		2,445	120.3048	142.86	349,293	1989	1989	0	0	0	16.10	83.90	VALUATION BY					STANDARD							
Exterior Wall	05	AVERAGE 40	1 SNGL FAM - 100% - 2022													Heated Area: 2051					HX Base Yr 2022								
Roof Structure	08	IRREGULAR 100														BUILDING MARKET VALUE					293,057								
Roof Cover	03	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE					5,812								
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET					120,750								
Interior Floor	14	CARPET 80														TOTAL MARKET VALUE					419,619								
Interior Floor	08	SHT VINYL 20														SOH/AGL Deduction					14,186								
Air Condition	03	CENTRAL 100														ASSESSED VALUE					405,433								
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE					HX HB 50,000								
Bedrooms		3 100														BASE TAXABLE VALUE					355,433								
Bathrooms		2.5 100														TOTAL JUST VALUE					419,619								
Frame	02	WOOD FRAME 100														NCON VALUE					0								
Stories	1.	1. 100	INCOME VALUE																										
Units		0 100	PREVIOUS YEAR MKT VALUE					393,624																					
Occupancy	00	NONE 100																											
Quality		05	Quality Level 05																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC		1030.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,051	100	2,051	245,832																									
FGR	484	55	266	31,883																									
FOP	32	30	10	1,199																									
FSP	294	40	118	14,143																									
TOTALS		2,861		2,445	293,057																								
EXTRA FEATURES						2165 N NATURES GATE CT, 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	0 100	0	0	781.00	SF	6.50	6.50	100	1989	1989	3	59.5	3,021														
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360														
3	0810	CONCRETE A	0 100	0	0	294.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,137														
4	1241	WD DECK G	0 100	0	0	84.00	UT	11.50	11.50	100	1989	1989	3	20	193														
5	1241	WD DECK G	0 100	4	11	44.00	UT	11.50	11.50	100	1989	1989	3	20	101														