



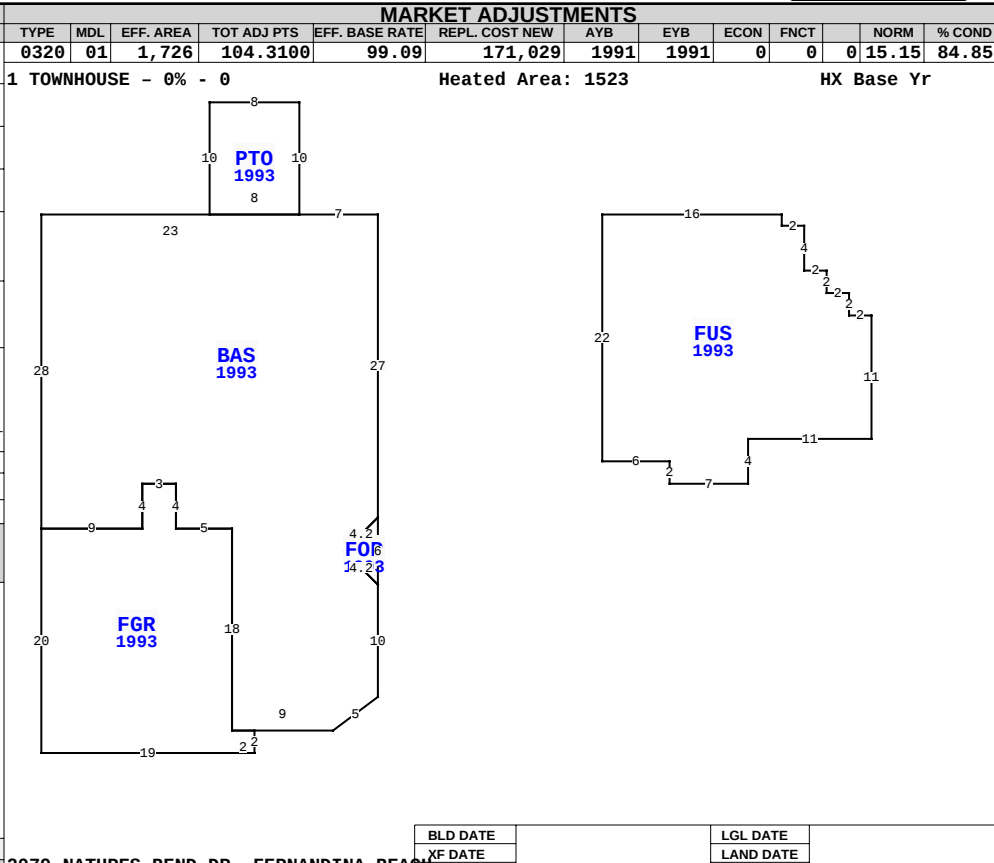
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,047	100	1,047	88,029
FGR	356	55	196	16,480
FOP	9	30	3	252
FUS	476	100	476	40,021
PTO	80	5	4	336
TOTALS	1,968		1,726	145,118

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0811	CONCRETE B	0	0	0	771.00	SF	5.20	5.20	100	1991	1991	3	64	2,566	

LAND DESCRIPTION			TOTAL OB/XF 5,086													
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
1	000100	C	SFR	0	0006	R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	105,000.00	105,000.00



EXTRA FEATURES										BLD DATE		LGL DATE	
2079 NATURES BEND DR, FERNANDINA BEACH										XF DATE		LAND DATE	
										INC DATE		AG DATE	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				145,118	
TOTAL MARKET OB/XF VALUE				5,086	
TOTAL LAND VALUE - MARKET				105,000	
TOTAL MARKET VALUE				255,204	
SOH/AGL Deduction				0	
ASSESSED VALUE				255,204	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				255,204	
TOTAL JUST VALUE				255,204	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				275,932	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6564	NEW CONSTR	121,000	05/28/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0733/0512	7/06/1995	WD	Q	I	
GRANTOR: MEDURE MATTHEW JAMES					85,000
GRANTEE: HIERLING EDWARD J &					
0634/0002	8/19/1991	WD	Q	I	
GRANTOR: TREVETT HOMES INC					78,900
GRANTEE: MEDURE M & SHARP A					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W7 PTO=[YR=1993] N10 W8 S10 E8\$ W23 S28 FGR=[YR=1993] S20 E19 N2 W2 N18 W5 N4 W3 S4 W9\$ E9 N4 E3 S4 E5 S18 E9 U3 R4 N10 FOP=[YR=1993] N6 L3 D3 D3 R3 \$ L3 U3 R3 U3 N27\$ PTR= E20 FUS=[YR=1993] E16 S1 E2 S4 E2 S2 E2 S2 E2 S11 W11 S4 W7 N2 W6 N22\$ W20\$.									