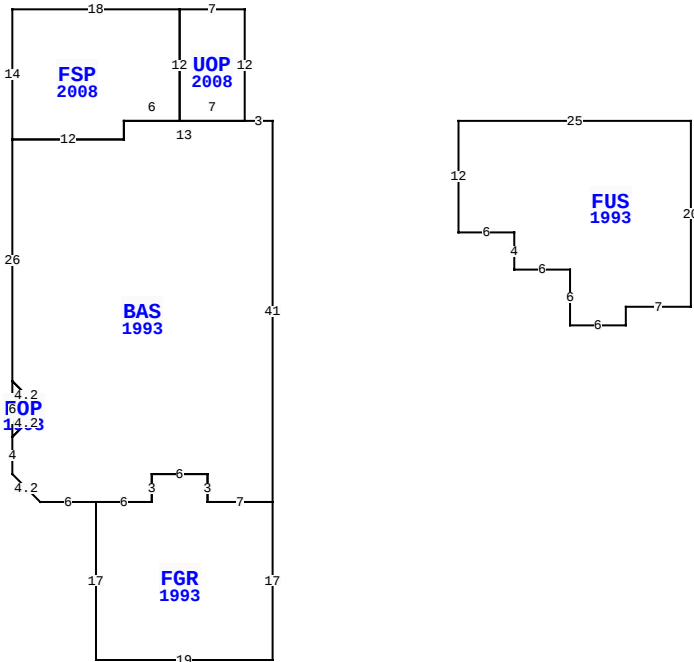




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		05	AVERAGE 80		0320	01	1,837	106.2100	100.90	185,353	1991	1991	0	0	0	15.10	84.90	VALUATION BY		STANDARD														
Exterior Wall		12	CEDAR 20		1 TOWNHOUSE - 100% - 2022										Heated Area: 1533					HX Base Yr 2022					Tax Group: 2		Tax Dist:							
Roof Structur		03	GABLE/HIP 100												BUILDING MARKET VALUE					157,365														
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					4,753														
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET					105,000														
Interior Floo		14	CARPET 80												TOTAL MARKET VALUE					267,118														
Interior Floo		11	CLAY TILE 20												SOH/AGL Deduction					32,545														
Air Condition		03	CENTRAL 100												ASSESSED VALUE					234,573														
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					100,000														
Bedrooms		2	100												BASE TAXABLE VALUE					134,573														
Bathrooms		2.5	100												TOTAL JUST VALUE					267,118														
Frame		02	WOOD FRAME 100												NCON VALUE					0														
Stories		2.	100												INCOME VALUE																			
Units		0	100												PREVIOUS YEAR MKT VALUE					291,174														
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	1,093	100	1,093	93,631																														
FGR	341	55	188	16,105																														
FOP	9	30	3	257																														
FSP	240	40	96	8,223																														
FUS	440	100	440	37,692																														
UOP	84	20	17	1,456																														
TOTALS		2,207		1,837	157,365																													
EXTRA FEATURES					2036 NATURES BEND DR, FERNANDINA BEACH															BLD DATE					LGL DATE									
																				XF DATE					LAND DATE									
																				INC DATE					AG DATE									
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	0	0	853.00	SF	5.20	5.20	100	1991	1991	3	64	2,839																		
2	0855	CONC PAVER	0	100	23	13	299.00	SF	8.00	8.00	100	2000	2000	3	80	1,914																		