



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 0 NORM % COND										VALUATION SUMMARY									
Exterior Wall 10 ABOVE AVG 90										2700 01 3,864 117.9360 140.64 543,433 1940 1990 0 0 0 15.10 84.90										VALUATION BY STANDARD									
Exterior Wall 15 CONC BLOCK 10										1 DUPLEX - 0% - 0 Heated Area: 3318 HX Base Yr										Tax Group: 2 Tax Dist:									
Roof Structur 03 GABLE/HIP 100																				BUILDING MARKET VALUE 461,375									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 18,647									
Interior Wall 05 DRYWALL 60																				TOTAL LAND VALUE - MARKET 377,400									
Interior Wall 06 CUST PANEL 40																				TOTAL MARKET VALUE 857,422									
Interior Floo 12 HARDWOOD 70																				SOH/AGL Deduction 150,505									
Interior Floo 11 CLAY TILE 30																				ASSESSED VALUE 706,917									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE 0									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 706,917									
Bedrooms 7 100																				TOTAL JUST VALUE 857,422									
Bathrooms 6.5 100																				NCON VALUE 0									
Frame 02 WOOD FRAME 100										INCOME VALUE																			
Stories 2. 2. 100										PREVIOUS YEAR MKT VALUE 787,185																			
Units 0 100																													
BUD8 Adjustme 02 DIST FB 100																													
Occupancy 00 NONE 100																													
Quality 04 Quality Level 04																													
DOR CODE 0800MULTI-FAMILY																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1057.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
APT 1,204 100 1,204 143,762																													
HXB 1,216 100 1,216 145,194																													
HXB 66 100 66 7,880																													
HXB 832 100 832 99,343																													
HXG 624 55 343 40,956																													
HXP 36 30 11 1,313																													
HXP 120 30 36 4,298																													
HXP 336 30 101 12,060																													
HXP 182 30 55 6,567																													
TOTALS 4,616 3,864 461,375																													
EXTRA FEATURES										669 S FLETCHER AVE, 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										BLD DATE LGL DATE																			
1 0810 CONCRETE A 0 0 0 0 1,960.00 SF 6.50 6.50 100 1980 1980 3 35 4,459										XF DATE LAND DATE																			
2 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 2009 2009 3 94 3,290										INC DATE AG DATE																			
3 0810 CONCRETE A 0 0 0 0 1,238.00 SF 6.50 6.50 100 1975 1975 3 27 2,173																													
4 0810 CONCRETE A 0 0 7 14 98.00 SF 6.50 6.50 100 1940 1940 3 20 127																													
5 0820 WOOD WALK 0 0 8 12 96.00 SF 11.75 11.75 100 1975 1975 3 40 451																													
6 1241 WD DECK G 0 0 0 0 631.00 UT 15.53 15.53 100 1998 1998 3 27 2,645																													
7 1076 TRELLIS A 0 0 0 0 388.00 SF 7.50 7.50 100 1996 1996 3 20 582																													
8 1241 WD DECK G 0 0 0 0 572.00 UT 11.50 11.50 100 2000 2000 3 29 1,908																													
9 0862 POOL VINYL 0 0 0 0 1.00 SF 50.00 50.00 100 2000 2000 3 27 14																													
10 0877 JACUZZI 0 0 0 0 1.00 UT 1,000.00 1,000.00 100 2000 2000 3 20 200																													
LAND DESCRIPTION										TOTAL OB/XF 15,849																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000800 C MULTI-FAM 0 0006 R-1 74.00 98.00 74.00 FF 1.00 1.00 0.85 6,000.00 5,100.00 377,400																													
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BAXLEY PROPERTIES & INVESTMENT LLC
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00-00-31-1520-0005-0060

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