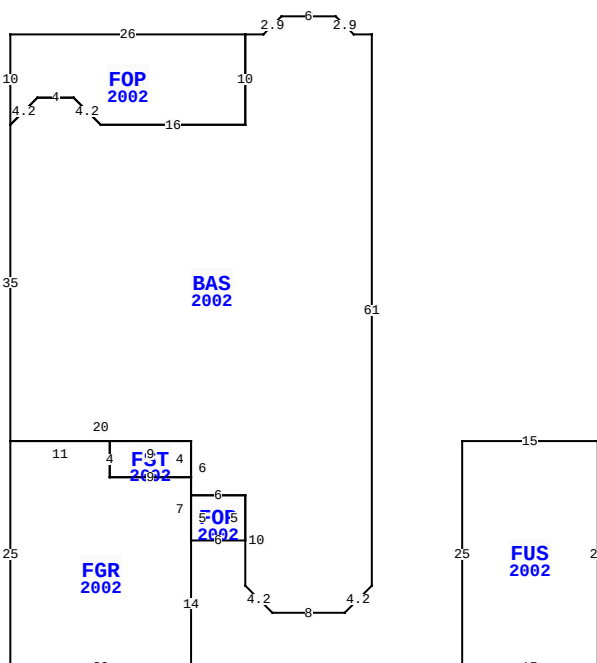




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																					
Exterior Wall	16	WD FR STUC 70								0900	01	2,601	124.6080	147.97	384,870	2002	2002	0	0	10.00	90.00	VALUATION BY								STANDARD													
Exterior Wall	23	REINF CONC 30								1 SNGL FAM - 100% - 2003										Heated Area: 2245										HX Base Yr 2003													
Roof Structure	08	IRREGULAR 100																		Tax Group: 2										Tax Dist:													
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										346,383													
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										14,141													
Interior Floor	14	CARPET 70																		TOTAL LAND VALUE - MARKET										194,250													
Interior Floor	11	CLAY TILE 30																		TOTAL MARKET VALUE										554,774													
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										253,346													
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										301,428													
Bedrooms	04	4 100																		TOTAL EXEMPTION VALUE										50,000													
Bathrooms	04	3 100																		BASE TAXABLE VALUE										251,428													
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										554,774													
Stories	1.5	1.5 100																		NCON VALUE										0													
Units	0	0 100																		INCOME VALUE																							
Occupancy	00	NONE 100																		PREVIOUS YEAR MKT VALUE										559,212													
Quality	05	Quality Level 05																																									
DOR CODE	0100	SINGLE FAMILY																																									
MAP NUM		MKT AREA						01																																			
NEIGHBORHOOD/LOC	1081.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,870	100	1,870	249,034																																							
FGR	464	55	255	33,959																																							
FOP	30	30	9	1,199																																							
FOP	239	30	72	9,589																																							
FST	36	55	20	2,663																																							
FUS	375	100	375	49,940																																							
TOTALS	3,014		2,601	346,383																																							
EXTRA FEATURES					421 GEORGIA AVE, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045																												
2	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50	100	2002	2002	3	83	308																												
3	0810	CONCRETE A	0 100	57	16	912.00	SF	6.50	6.50	100	2002	2002	3	83	4,920																												
4	0810	CONCRETE A	0 100	7	3	21.00	SF	6.50	6.50	100	2002	2002	3	83	113																												
5	1242	WD DECK A	0 100	8	4	32.00	SF	15.00	15.00	100	2002	2002	3	21	101																												
6	0819	CONC 12"	0 100	2	6	12.00	SF	9.50	9.50	100	2002	2002	3	83	95																												
7	0476	VF 6 SBPL	0 100	0	0	195.00	LF	32.00	32.00	100	2012	2012	3	85	5,304																												
8	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255																												