



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

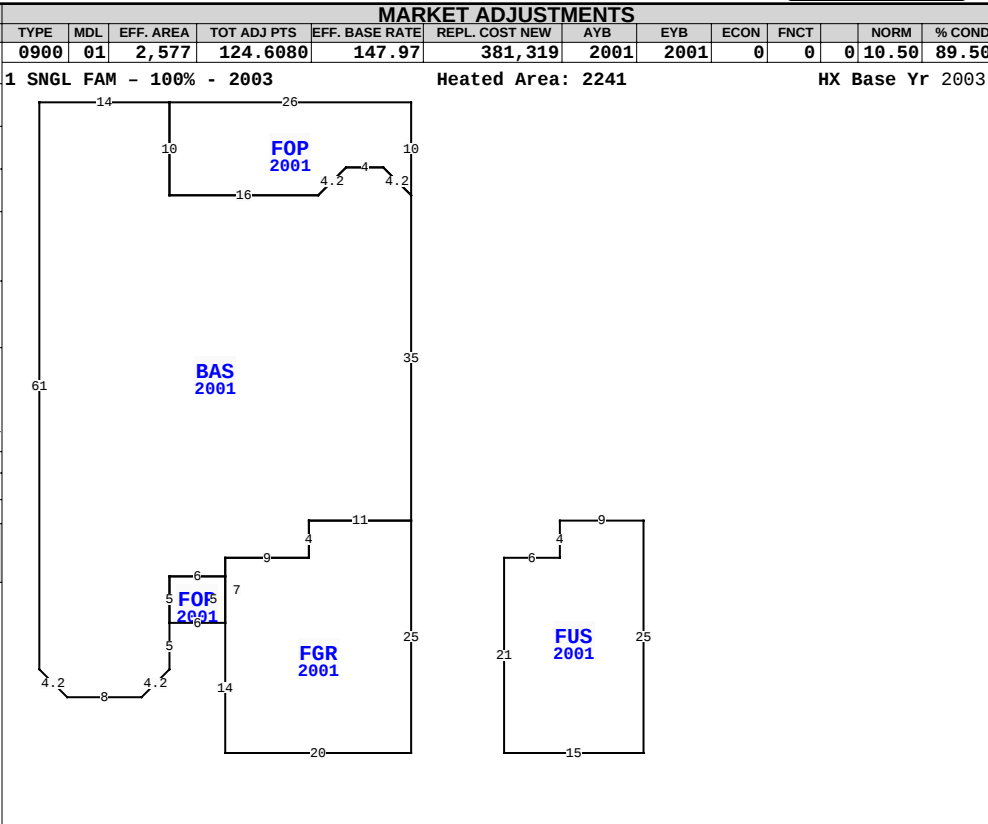
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	250,298
FGR	464	55	255	33,770
FOP	30	30	9	1,192
FOP	239	30	72	9,535
FUS	351	100	351	46,484

TOTALS	2,974	2,577	341,281
--------	-------	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	1242	WD DECK A	0	100	7	4	28.00	SF	15.00	15.00	
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	
6	0810	CONCRETE A	0	100	31	16	496.00	SF	6.50	6.50	
7	0861	POOL GUNIT	0	100	0	0	177.00	SF	85.00	85.00	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	
9	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	
10	0845	KOOL DECK	0	100	0	0	232.00	SF	13.27	13.27	
11	0462	ST/AL FNC	0	100	140	4	564.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	



417 GEORGIA AVE, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
23,728											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	1242	WD DECK A	0	100	7	4	28.00	SF	15.00	15.00	
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	
6	0810	CONCRETE A	0	100	31	16	496.00	SF	6.50	6.50	
7	0861	POOL GUNIT	0	100	0	0	177.00	SF	85.00	85.00	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	
9	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	
10	0845	KOOL DECK	0	100	0	0	232.00	SF	13.27	13.27	
11	0462	ST/AL FNC	0	100	140	4	564.00	SF	10.00	10.00	

TOTAL OB/XF											
23,728											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						341,281					
TOTAL MARKET OB/XF VALUE						23,917					
TOTAL LAND VALUE - MARKET						194,250					
TOTAL MARKET VALUE						559,448					
SOH/AGL Deduction						254,840					
ASSESSED VALUE						304,608					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						254,608					
TOTAL JUST VALUE						559,448					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						561,444					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102044	H/AC	6,000	11/30/2010
20081847	GAS	300	12/29/2008
20081704	XFOB	3,600	11/18/2008
20081613	SWIM POOL	29,000	10/24/2008
20081614	OTHER	1,000	10/24/2008
20081615	ELEC OTHER	900	10/24/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1006/1351	9/07/2001	WD Q	I			246,300	

GRANTOR: BEAZER HOMES CORP							
GRANTEE: MONROE CHARLES S II							

BUILDING NOTES							
----------------	--	--	--	--	--	--	--

BUILDING DIMENSIONS							
FOP=[YR=2001] W26 BAS=[YR=2001] W14 S61 R3 D3 E8 R3 U3 N5 FOP=[YR=2001] E6 FGR=[YR=2001] S14 E20 N25 W11 S4 W9 S7 \$ N5 W6 S5 \$ N5 E6 N2 E9 N4 E11 N35 L3 U3 W4 L3 D3 W16 N10 \$ S10 E16 U3 R3 E4 R3 D3 N10 \$ PTR=E10S49 FUS=[YR=2001] E6 N4 E9 S25 W15 N21 \$N49W10 \$.							

[illegible]