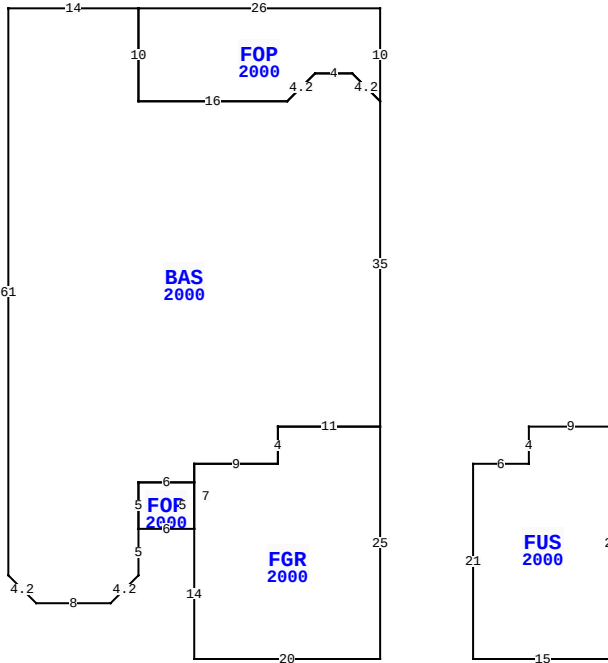




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										PAGE 1 of 1		2		
Exterior Wall	16	WD FR STUC 70	0900	01	2,577	119.9616	142.45	367,094	2000	2001	0	0	0	10.50	89.50	VALUATION BY		STANDARD											
Exterior Wall	23	REINF CONC 30	1 SNGL FAM - 100% - 2005										Heated Area: 2241					HX Base Yr 2005					Tax Group: 2		Tax Dist:				
Roof Structure	08	IRREGULAR 100											BUILDING MARKET VALUE										328,549						
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE										6,631						
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET										194,250						
Interior Floor	12	HARDWOOD 50											TOTAL MARKET VALUE										529,430						
Interior Floor	14	CARPET 50											SOH/AGL Deduction										245,678						
Air Condition	03	CENTRAL 100											ASSESSED VALUE										283,752						
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										HX HB DX 55,000						
Bedrooms	3	100											BASE TAXABLE VALUE										228,752						
Bathrooms	2	100											TOTAL JUST VALUE										529,430						
Frame	02	WOOD FRAME 100											NCON VALUE										0						
Stories	1.5	1.5 100	INCOME VALUE																										
Units	0	100	PREVIOUS YEAR MKT VALUE										536,804																
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	240,962																									
FGR	464	55	255	32,511																									
FOP	30	30	9	1,147																									
FOP	239	30	72	9,179																									
FUS	351	100	351	44,750																									
TOTALS		2,974		2,577	328,549																								
EXTRA FEATURES					413 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	2000	2000	3	85	2,975														
2	0810	CONCRETE A	0 100	25	4	100.00	SF	6.50	6.50	100	2000	2000	3	80	520														
3	0810	CONCRETE A	0 100	6	3	18.00	SF	6.50	6.50	100	2000	2000	3	80	94														
4	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50	100	2000	2000	3	80	47														
5	0810	CONCRETE A	0 100	36	16	576.00	SF	6.50	6.50	100	2000	2000	3	80	2,995														