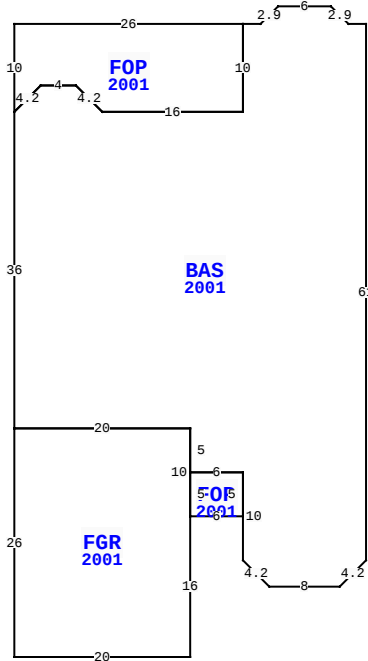
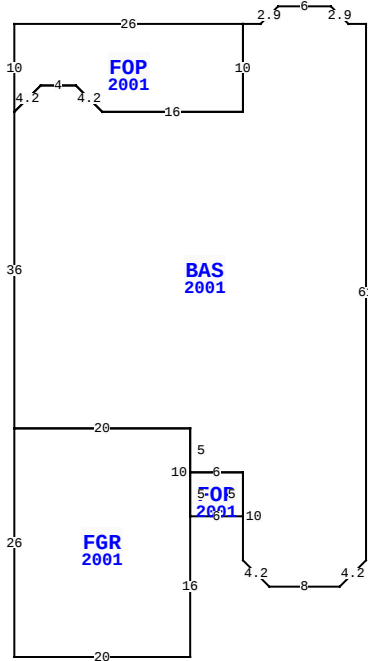




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
Exterior Wall	16	WD FR STUC 70		0900	01	2,257	125.0480	148.49	335,142	2001	2001	0	0	0	10.50	89.50	STANDARD																		
Exterior Wall	23	REINF CONC 30		1 SNGL FAM - 100% - 2022										Heated Area: 1890					HX Base Yr 2022					Tax Group: 2		Tax Dist:		299,952							
Roof Structur	08	IRREGULAR 100																						BUILDING MARKET VALUE		299,952									
Roof Cover	03	COMP SHNGL 100																						TOTAL MARKET OB/XF VALUE		30,339									
Interior Wall	05	DRYWALL 100																						TOTAL LAND VALUE - MARKET		203,500									
Interior Floo	14	CARPET 70																						TOTAL MARKET VALUE		533,791									
Interior Floo	15	HARDTILE 30																						SOH/AGL Deduction		86,393									
Air Condition	03	CENTRAL 100																						ASSESSED VALUE		447,398									
Heating Type	04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE		50,000									
Bedrooms		3 100																						BASE TAXABLE VALUE		397,398									
Bathrooms		2 100																						TOTAL JUST VALUE		533,791									
Frame	02	WOOD FRAME 100																						NCON VALUE		0									
Stories	1.	1. 100		INCOME VALUE																															
Units	0	0 100		PREVIOUS YEAR MKT VALUE		531,073																													
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																			251,178													
FGR	520	55	286																			38,009													
FOP	30	30	9																			1,196													
FOP	239	30	72																			9,568													
TOTALS	2,679		2,257	299,952																															
EXTRA FEATURES				403 PORTSIDE 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010																			
2	0810	CONCRETE A	0	100	29	16	464.00	SF	6.50	6.50	100	2001	2001	3	82	2,473																			
3	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50	6.50	100	2001	2001	3	82	512																			
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	82	48																			
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48																			
6	1242	WD DECK A	0	100	6	3	18.00	SF	15.00	15.00	100	2001	2001	3	20	54																			
7	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	2001	2001	3	29	10,353																			
8	0858	SCULP CONC	0	100	0	0	777.00	SF	13.00	13.00	100	2001	2001	3	95	9,596																			
9	0910	SCRN RM L	0	100	45	27	1,215.00	SF	15.00	15.00	100	2001	2001	3	20	3,645																			
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	20	400																			
LAND DESCRIPTION										TOTAL OB/XF 30,139																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.10	185,000.00	203,500.00	203,500																		

[illegible]