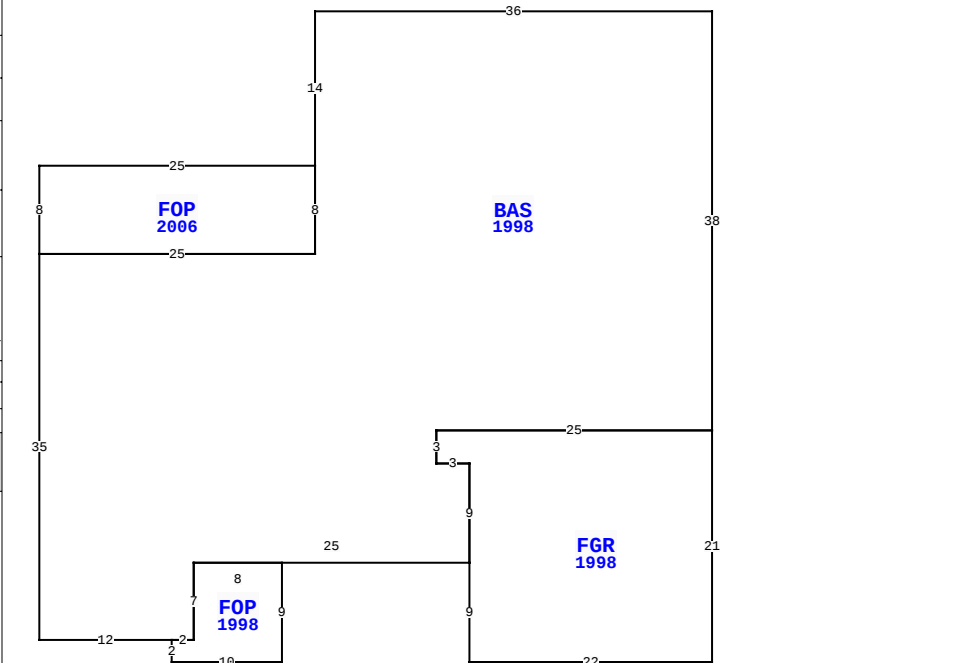


GESSNER STEPHEN L/MINDER KATHLEEN A
1008 OCEAN OAKS DRIVE S
FERNANDINA BEACH, FL 32034

00-00-31-1550-0052-0000



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	0	NORM	% COND	VALUATION SUMMARY							
Exterior Wall	16	WD FR STUC	80		0500	01	2,667	120.7008	172.00	458,724	1998	1998			0	0	12.00	88.00	VALUATION BY STANDARD							
Exterior Wall	17	CB STUCCO	20		1 SFR CUST - 100% - 2019														Heated Area: 2325 HX Base Yr 2019							
Roof Structur	08	IRREGULAR	100																Tax Group: 2 Tax Dist:							
Roof Cover	03	COMP SHNGL	100																BUILDING MARKET VALUE 403,677							
Interior Wall	05	DRYWALL	100																TOTAL MARKET OB/XF VALUE 31,026							
Interior Floo	14	CARPET	50																TOTAL LAND VALUE - MARKET 225,000							
Interior Floo	15	HARDTILE	50																TOTAL MARKET VALUE 659,703							
Air Condition	03	CENTRAL	100																SOH/AGL Deduction 208,223							
Heating Type	04	AIR DUCTED	100																ASSESSED VALUE 451,480							
Bedrooms		3	100																TOTAL EXEMPTION VALUE HX HB 50,000							
Bathrooms		2	100																BASE TAXABLE VALUE 401,480							
Frame	02	WOOD FRAME	100																TOTAL JUST VALUE 659,703							
Stories	1.	1. 100			NCON VALUE 0																					
Units		0	100		INCOME VALUE																					
Occupancy	00	NONE	100		PREVIOUS YEAR MKT VALUE 543,689																					
Quality		05	Quality Level 05																							
DOR CODE		0100	SINGLE FAMILY																							
MAP NUM			MKT AREA		01																					
NEIGHBORHOOD/LOC		1080.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,325	100	2,325	351,912																						
FGR	471	55	259	39,202																						
FOP	76	30	23	3,481																						
FOP	200	30	60	9,082																						
TOTALS		3,072		2,667	403,677																					
EXTRA FEATURES					1008 S OCEAN OAKS DR, 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										
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1998	1998	3	83	2,905											
3	0819	CONC 12"	0	100	2	8	16.00	SF	9.50	100	1998	1998	3	77	117											
5	0810	CONCRETE A	0	100	3	30	90.00	SF	6.50	100	1998	1998	3	77	450											
6	0810	CONCRETE A	0	100	16	44	704.00	SF	6.50	100	1998	1998	3	77	3,524											
7	0861	POOL GUNIT	0	100	0	0	316.00	SF	85.00	100	2006	2006	3	48	12,893											
8	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	100	2006	2006	3	31	1,240											
9	0845	KOOL DECK	0	100	0	0	434.00	SF	14.50	100	2006	2006	3	88	5,538											
10	0910	SCRN RM L	0	100	25	30	750.00	SF	15.00	100	2006	2006	3	31	3,488											
11	0855	CONC PAVER	0	100	0	0	330.00	SF	3.00	100	2006	2006	3	88	871											
LAND DESCRIPTION																										
TOTAL OB/XF 31,026																										
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	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000									