



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1081.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,076	100	3,076	372,672
FGR	706	55	388	47,008
FOP	50	30	15	1,818
FOP	278	30	83	10,056

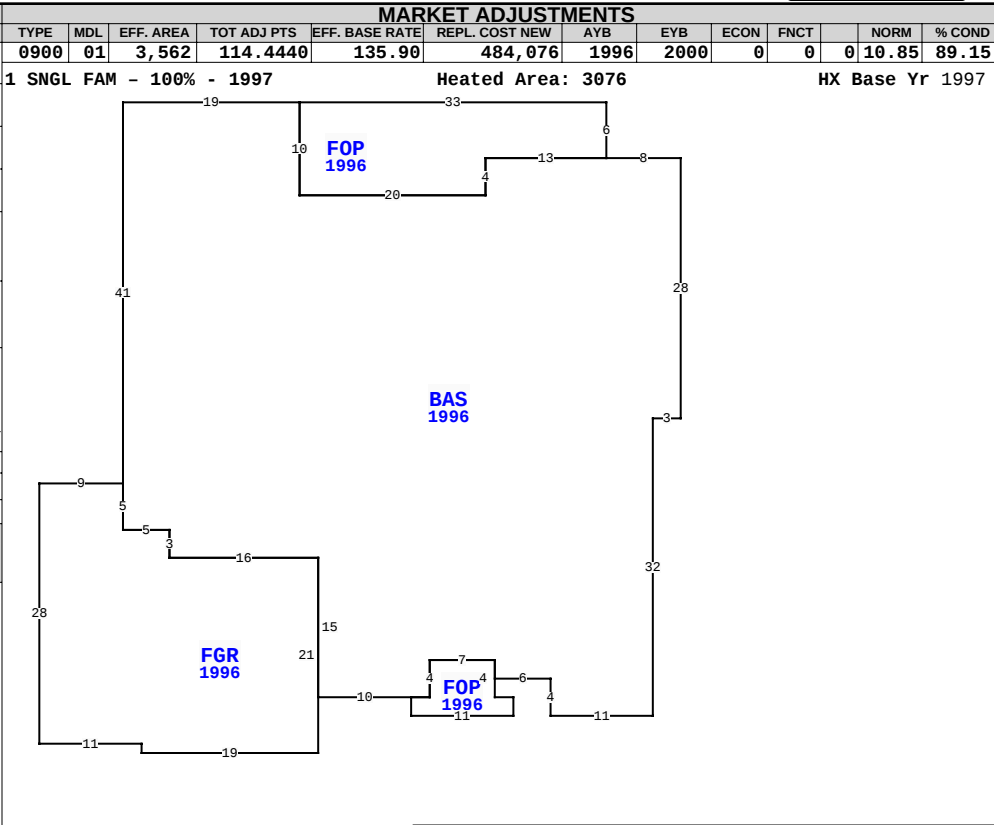
TOTALS	4,110		3,562	431,554
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EXTRA FEATURES

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	1996	1996	3	80	2,800	
2	0810	CONCRETE A	0	100	0	0	924.00	SF	6.50	6.50	100	1996	1996	3	73	4,384	
3	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	1996	1996	3	20	5,100	
4	0845	KOOL DECK	0	100	0	0	303.00	SF	7.25	7.25	100	1996	1996	3	73	1,604	
5	0910	SCRN RM L	0	100	0	0	231.00	SF	15.00	15.00	100	1996	1996	3	20	693	
6	0910	SCRN RM L	0	100	0	0	527.00	SF	15.00	15.00	100	2008	2008	3	40	3,162	
7	0858	SCULP CONC	0	100	0	0	227.00	SF	13.00	13.00	100	2000	2000	3	94	2,774	

LAND DESCRIPTION

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	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	275,000.00	302,500.00	302,500							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

872 ATLANTIC VIEW DR, FERNANDINA BEACH																
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NASSAU COUNTY PROPERTY																
PAGE 1 of 1																2
VALUATION SUMMARY																
STANDARD																
Tax Group: 2																
Tax Dist:																
BUILDING MARKET VALUE																
431,554																
TOTAL MARKET OB/XF VALUE																
20,517																
TOTAL LAND VALUE - MARKET																
302,500																
TOTAL MARKET VALUE																
754,571																
SOH/AGL Deduction																
418,798																
ASSESSED VALUE																
335,773																
TOTAL EXEMPTION VALUE																
HX HB																
50,000																
BASE TAXABLE VALUE																
285,773																
TOTAL JUST VALUE																
754,571																
NCON VALUE																
0																
INCOME VALUE																
PREVIOUS YEAR MKT VALUE																
677,534																
SALES DATA																
OFF RECORD																
Number																
DATE																
TYPE																
INST																
Q																
V																
I																
RSN																
CD																
SALE																
PRICE																
0772/0316																
9/26/1996																
WD																
Q																
I																
232,300																
GRANTOR: CENTEX REAL ESTATE CO																
GRANTEE: PETERS DALE J & PAU																
BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=1996] W8 FOP=[YR=1996] N6 W33 S10 E20 N4 E13 \$ W13 S4																
W20 N10 W19 S41 FGR=[YR=1996] W9 S28 E11 S1 E19 N21 W16 N3 W5																
N5 \$ S5 E5 S3 E16 S15 E10 FOP=[YR=1996] S2 E11 N2 W2 N4 W7 S4																
W2 \$ E2 N4 E7 S2 E6 S4 E11 N32 E3 N28 \$.																