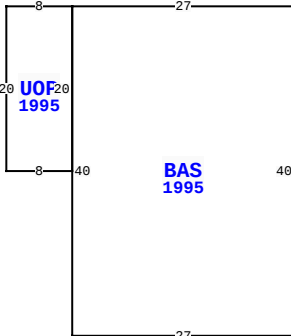
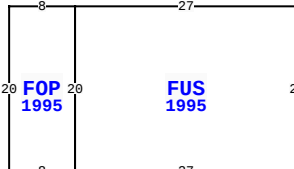
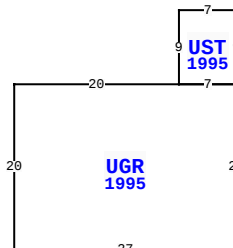


O'CONNER JAMES JOHN TRUST/O'CONNER JAMES PRATT ET
2440 LYNNDAL RD
FERNANDINA BEACH, FL 32034

00-00-31-1580-0002-0100

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		10	ABOVE AVG 70							0900	01	1,971	111.8180	132.78	261,709		1995	2000	0	0	10.65	89.35	VALUATION BY					STANDARD																																					
Exterior Wall		23	REINF CONC 30							1 SNGL FAM - 0% - 0														Heated Area: 1620 HX Base Yr																																									
Roof Structur		03	GABLE/HIP 100																					Tax Group: 2					Tax Dist:																																				
Roof Cover		03	COMP SHNGL 100																					BUILDING MARKET VALUE					233,837																																				
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					364																																				
Interior Floo		14	CARPET 80																					TOTAL LAND VALUE - MARKET					489,300																																				
Interior Floo		08	SHT VINYL 20																					TOTAL MARKET VALUE					723,501																																				
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction					266,799																																				
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE					456,702																																				
Bedrooms			3 100																					TOTAL EXEMPTION VALUE					0																																				
Bathrooms			3 100							BASE TAXABLE VALUE					456,702																																																		
Frame		02	WOOD FRAME 100																					TOTAL JUST VALUE					723,501																																				
Stories		2.5	2.5 100																					NCON VALUE					0																																				
Units			0 100																					INCOME VALUE																																									
Occupancy		00	NONE 100																					PREVIOUS YEAR MKT VALUE					415,184																																				
Quality		03	Quality Level 03																																																														
DOR CODE		0100	SINGLE FAMILY																																																														
MAP NUM			MKT AREA				01																																																										
NEIGHBORHOOD/LOC		1003.00																																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																													
BAS	1,080	100	1,080	128,130																																																													
FOP	160	30	48	5,694																																																													
FUS	540	100	540	64,065																																																													
UGR	540	45	243	28,830																																																													
UOP	160	20	32	3,796																																																													
UST	63	45	28	3,322																																																													
TOTALS		2,543		1,971	233,837																																																												
EXTRA FEATURES										703 GARDEN ST, FERNANDINA BEACH										<table><tr><td colspan="2">BLD DATE</td><td colspan="4"></td><td colspan="2">LGL DATE</td><td colspan="4"></td></tr><tr><td colspan="2">XF DATE</td><td colspan="4"></td><td colspan="2">LAND DATE</td><td colspan="4"></td></tr><tr><td colspan="2">INC DATE</td><td colspan="4"></td><td colspan="2">AG DATE</td><td colspan="4"></td></tr></table>										BLD DATE						LGL DATE						XF DATE						LAND DATE						INC DATE						AG DATE					
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																																																	
2	1241	WD DECK G	0	0	21	4		84.00	UT 11.50		100	1995	1995	3	24	232																																																	
3	1241	WD DECK G	0	0	12	4		48.00	UT 11.50		100	1995	1995	3	24	132																																																	