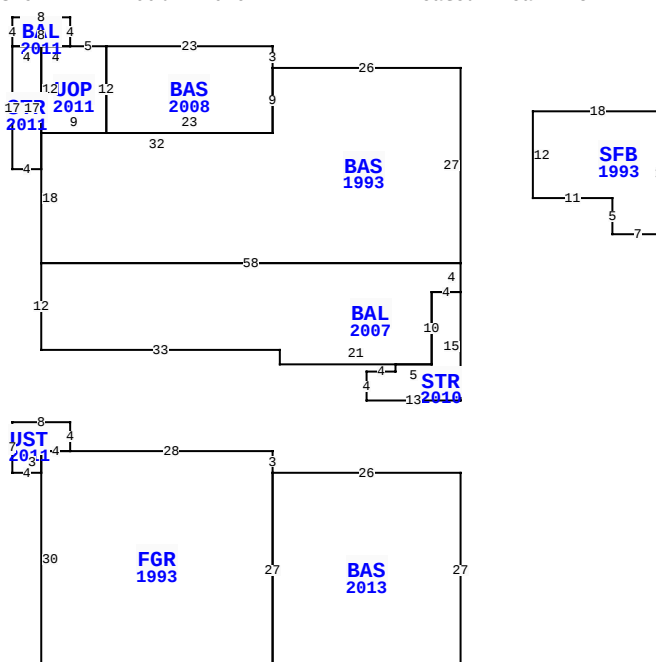


MOORE ROBERT B & EILEEN T L/E/
1749 LISA AVE
FERNANDINA BEACH, FL 32034

00-00-31-1630-0012-0110

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	05	AVERAGE 100								0900	01	3,155	117.9992	140.12	442,079	1983	2000		0	0	10.75	89.25	VALUATION BY								STANDARD																								
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 100% - 2016										Heated Area: 2457										HX Base Yr 2016										Tax Group: 2								Tax Dist:							
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										394,556																									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										68,770																									
Interior Floo	12	HARDWOOD 80																		TOTAL LAND VALUE - MARKET										400,000																									
Interior Floo	15	HARDTILE 20																		TOTAL MARKET VALUE										863,326																									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										416,524																									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										446,802																									
Bedrooms		3 100																		TOTAL EXEMPTION VALUE										HX HB																									
Bathrooms		4 100																		BASE TAXABLE VALUE										396,802																									
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										863,326																									
Stories	2.5	2.5 100																		NCON VALUE										0																									
Units		0 100								INCOME VALUE																																													
BUD8 Adjustme	02	DIST FB 100								PREVIOUS YEAR MKT VALUE										686,498																																			
Occupancy	00	NONE 100																																																					
Quality		05	Quality Level 05																																																				
DOR CODE		0100	SINGLE FAMILY																																																				
MAP NUM			MKT AREA								01																																												
NEIGHBORHOOD/LOC		1040.00																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																			
BAL	706	15	106	13,256																																																			
BAL	32	15	5	626																																																			
BAS	1,278	100	1,278	159,823																																																			
BAS	276	100	276	34,516																																																			
BAS	702	100	702	87,790																																																			
FGR	960	55	528	66,030																																																			
SFB	251	80	201	25,136																																																			
STR	101	10	10	1,250																																																			
STR	68	10	7	876																																																			
UOP	108	20	22	2,752																																																			
TOTALS	4,526		3,155	394,556																																																			
EXTRA FEATURES										1749 LISA AVE, 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	0810	CONCRETE A	0 100	0	0	1,500.00	SF	6.50	6.50	100	1983	1983	3	44	4,290																																								
2	0810	CONCRETE A	0 100	0	0	359.00	SF	6.50	6.50	100	1983	1983	3	44	1,027																																								
3	0820	WOOD WALK	0 100	0	0	222.00	SF	11.75	11.75	100	2011	2011	3	40	1,043																																								
4	0861	POOL GUNIT	0 100	0	0	392.00	SF	85.00	85.00	100	2016	2016	3	84	27,989																																								
5	0911	SCRN RM A	0 100	0	0	1,522.00	SF	17.50	17.50	100	2016	2016	3	78	20,775																																								
6	0855	CONC PAVER	0 100	0	0	1,130.00	SF	10.00	10.00	100	2016	2016	3	97	10,961																																								
7	0855	CONC PAVER	0 100	0	0	116.00	SF	10.00	10.00	100	2016	2016	3	97	1,125																																								
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	78	1,560																																								
TOTAL OB/XF 68,770																																																							
LAND DESCRIPTION																																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000																																						