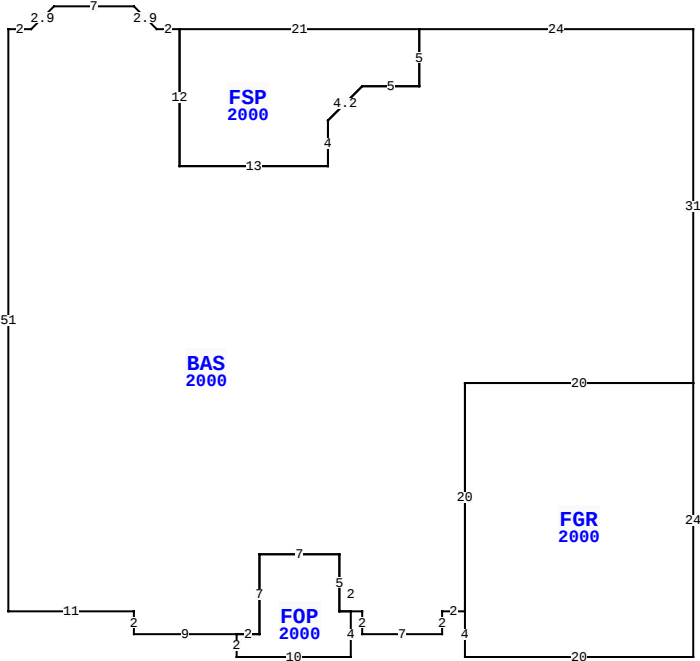




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																											
Exterior Wall	16	WD FR STUC 60		0500	01	2,844	121.5456	173.20	492,581	2000	2000	0	0	0	11.00	89.00	VALUATION BY																										
Exterior Wall	23	REINF CONC 40		1 SFR CUST - 100% - 2003										Heated Area: 2479										HX Base Yr 2003																			
Roof Structur	08	IRREGULAR 100																						BUILDING MARKET VALUE										438,397									
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										8,011																			
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET										225,000																			
Interior Floo	14	CARPET 90												TOTAL MARKET VALUE										671,408																			
Interior Floo	11	CLAY TILE 10												ASSESSED VALUE										318,793																			
Air Condition	03	CENTRAL 100												SOH/AGL Deduction										352,615																			
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB SX 100,000																			
Bedrooms	4	100												BASE TAXABLE VALUE										252,615																			
Bathrooms	3	100												TOTAL JUST VALUE										671,408																			
Frame	02	WOOD FRAME 100		NCON VALUE										0																													
Stories	1.	1. 100		INCOME VALUE																																							
Units	0	100		PREVIOUS YEAR MKT VALUE										553,776																													
Occupancy	00	NONE 100																																									
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	2,479	100	2,479	382,133																																							
FGR	480	55	264	40,695																																							
FOP	71	30	21	3,237																																							
FSP	201	40	80	12,332																																							
TOTALS		3,231		2,844	438,397																																						
EXTRA FEATURES					487 STARBOARD LDG, 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	42	16	672.00	SF	6.50	6.50	100	2000	2000	3	80	3,494																											
2	0810	CONCRETE A	0	100	163	4	652.00	SF	6.50	6.50	100	2000	2000	3	80	3,390																											
3	1241	WD DECK G	0	100	12	4	48.00	UT	11.50	11.50	100	2000	2000	3	29	160																											
4	1241	WD DECK G	0	100	12	4	48.00	UT	11.50	11.50	100	2000	2000	3	29	160																											
5	0819	CONC 12"	0	100	4	7	28.00	SF	9.50	9.50	100	2000	2000	3	80	213																											
6	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2000	2000	3	20	48																											
7	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	100	2003	2003	3	84	546																											