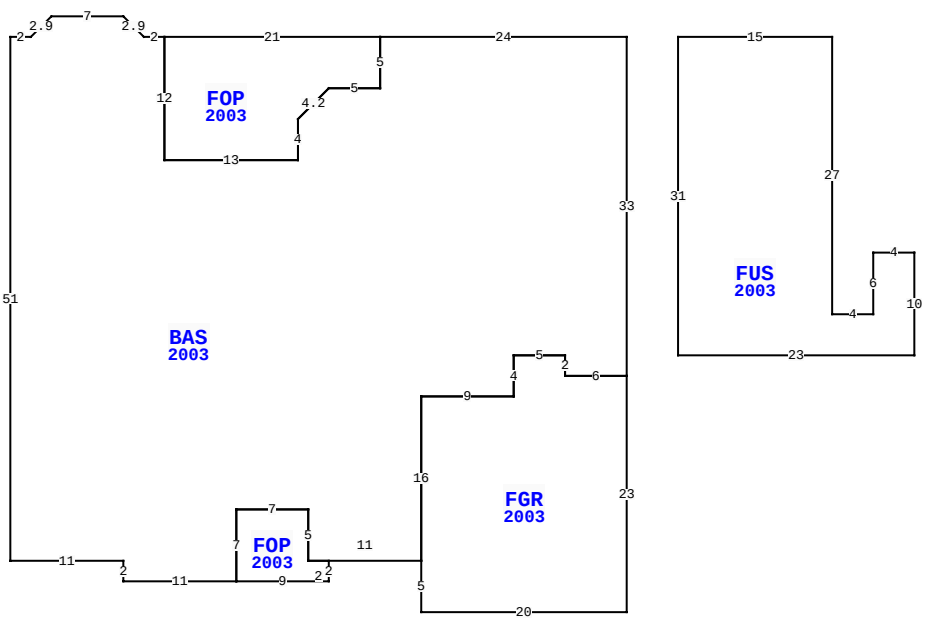




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		16	WD FR STUC 70		0500	01	3,359	119.4160	170.17	571,601	2003	2003	0	0	0	9.50	90.50	VALUATION BY		STANDARD														
Exterior Wall		23	REINF CONC 30		1 SFR CUST - 100% - 2022										Heated Area: 3034										HX Base Yr 2022									
Roof Structure		08	IRREGULAR 100												BUILDING MARKET VALUE										517,299									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										45,380									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										225,000									
Interior Floor		14	CARPET 70												TOTAL MARKET VALUE										787,679									
Interior Floor		15	HARDTILE 30												SOH/AGL Deduction										125,300									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										662,379									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB XM 50,000									
Bedrooms		5	100												BASE TAXABLE VALUE										612,379									
Bathrooms		4	100												TOTAL JUST VALUE										787,679									
Frame		02	WOOD FRAME 100		NCON VALUE										0																			
Stories		1.5	1.5 100		INCOME VALUE																													
Units		0	100		PREVIOUS YEAR MKT VALUE										643,086																			
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	2,513	100	2,513	387,011																														
FGR	452	55	249	38,347																														
FOP	53	30	16	2,464																														
FOP	201	30	60	9,240																														
FUS	521	100	521	80,236																														
TOTALS		3,740		3,359	517,299																													
EXTRA FEATURES					484 CROSSWIND DR, FERNANDINA BEACH										BLD DATE				LGL DATE		08/01/2023		MLU											
															XF DATE				LAND DATE															
															INC DATE				AG DATE															
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES																	
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080																		
2	0819	CONC 12"	0	100	5	8	40.00	SF	9.50	9.50	100	2003	2003	3	84	319																		
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	2003	2003	3	84	491																		
4	0810	CONCRETE A	0	100	42	18	756.00	SF	6.50	6.50	100	2003	2003	3	84	4,128																		
5	0810	CONCRETE A	0	100	90	2	180.00	SF	6.50	6.50	100	2003	2003	3	84	983																		
6	1242	WD DECK A	0	100	6	4	24.00	SF	15.00	15.00	100	2003	2003	3	22	79																		
7	1242	WD DECK A	0	100	11	4	44.00	SF	10.00	10.00	100	2003	2003	3	22	97																		
8	1242	WD DECK A	0	100	5	4	20.00	SF	10.00	10.00	100	2003	2003	3	22	44																		
9	1241	WD DECK G	0	100	9	4	36.00	UT	11.50	11.50	100	2003	2003	3	36	149																		
10	0845	KOOL DECK	0	100	0	0	1,150.00	SF	14.50	14.50	100	2003	2003	3	84	14,007																		
LAND DESCRIPTION					TOTAL OB/IF										23,377																			
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		R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000																	
																					</													

CONLEY ALIYA S BAIG & WILLIAM KEVIN II
484 CROSSWIND DR
FERNANDINA BEACH, FL 32034

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