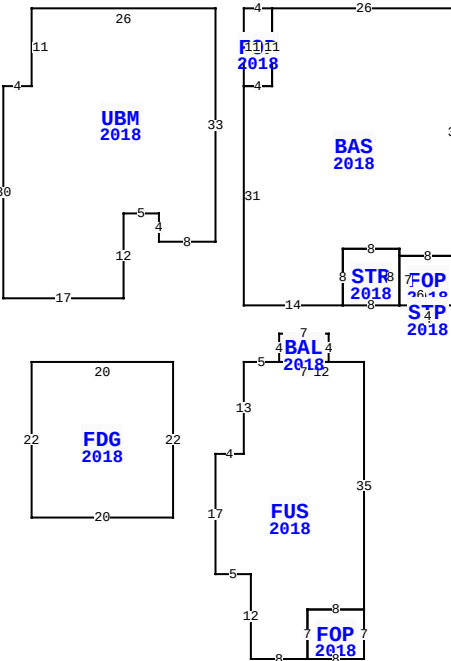
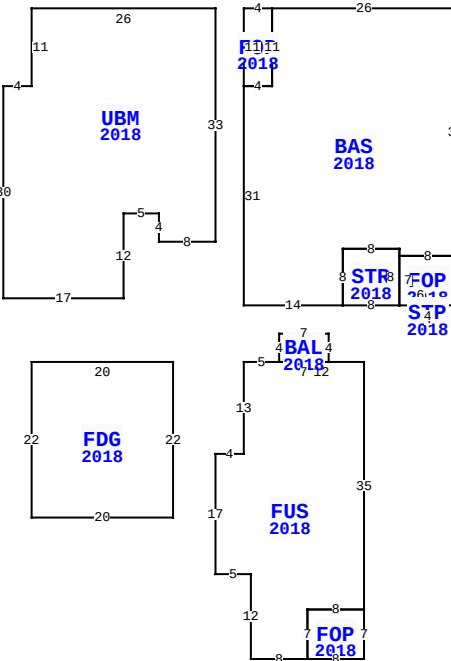




BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																					
Exterior Wall	10	ABOVE AVG 80	0500	11	2,344	154.0678	219.55	514,625	2018	2018	0	0	0	1.60	98.40	VALUATION BY																					
Exterior Wall	16	WD FR STUC 20	1 SFR CUST - 100% - 2020										Heated Area: 1810					HX Base Yr 2020					Tax Group: 2					Tax Dist:					STANDARD				
Roof Structur	03	GABLE/HIP 100											506,391																								
Roof Cover	03	COMP SHNGL 100											21,127																								
Interior Wall	05	DRYWALL 100											225,000																								
Interior Floo	11	CLAY TILE 70											752,518																								
Interior Floo	14	CARPET 30											292,468																								
Air Condition	03	CENTRAL 100											460,050																								
Heating Type	04	AIR DUCTED 100											50,000					HX HB																			
Bedrooms	3	100											410,050																								
Bathrooms	2.5	100											752,518																								
													NCON VALUE					0																			
													INCOME VALUE																								
													PREVIOUS YEAR MKT VALUE					683,422																			
Quality	04	Quality Level 04																																			
DOR CODE	0100	SINGLE FAMILY																																			
MAP NUM		MKT AREA	01																																		
NEIGHBORHOOD/LOC	1044.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAL	28	15	4	864																																	
BAS	1,096	100	1,096	236,777																																	
FDG	440	60	264	57,034																																	
FOP	44	30	13	2,808																																	
FOP	56	30	17	3,672																																	
FOP	56	30	17	3,672																																	
FUS	714	100	714	154,251																																	
STP	8	10	1	216																																	
STR	64	10	6	1,296																																	
UBM	1,062	20	212	45,800																																	
TOTALS	3,568		2,344	506,391																																	
EXTRA FEATURES			3416 1ST AV, FERNANDINA BEACH														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																				
1	0855	CONC PAVER	0	100	0	0	1,840.00	SF	10.00	10.00	100	2018	2018	3	98	18,032																					
2	0855	CONC PAVER	0	100	0	0	252.00	SF	10.00	10.00	100	2018	2018	3	98	2,470																					
3	0820	WOOD WALK	0	100	0	0	76.00	SF	11.75	11.75	100	2018	2018	3	70	625																					