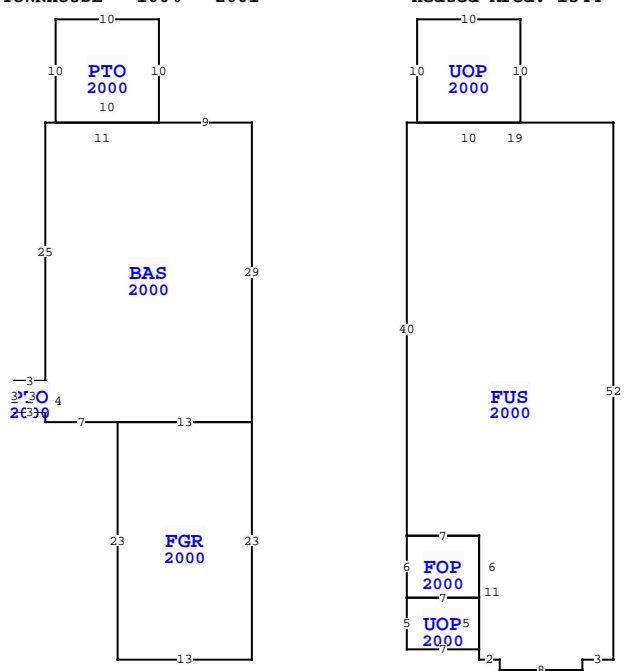


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
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	SUBAREA MARKET VALUE
BAS	580	100	71,146
FGR	299	55	20,117
FOP	42	30	1,595
FUS	964	100	118,249
PTO	9	5	0
PTO	100	5	613
UOP	35	20	859
UOP	100	20	2,453
TOTALS	2,129	1,753	215,032

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0320	11	1,753	144.6720	137.44	240,932	2000	2000	0	0	10.75	89.25		
1 TOWNHOUSE - 100% - 2001													
Heated Area: 1544													
HX Base Yr 2001													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			215,032
TOTAL MARKET OB/XF VALUE			2,090
TOTAL LAND VALUE - MARKET			168,750
TOTAL MARKET VALUE			385,872
SOH/AGL Deduction			237,800
ASSESSED VALUE			148,072
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			98,072
TOTAL JUST VALUE			385,872
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			392,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B991026	NEW CONSTR	100,970	08/11/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0928/0128	4/11/2000	WD	Q	I		151,000
GRANTOR: TREVETT HOMES						
GRANTEE: HENRY BARBARA C						
0903/1889	10/18/1999	WD	U	V	06	25,000
GRANTOR: WILKINSON LORAIN D &						
GRANTEE: TREVETT HOMES INC						

EXTRA FEATURES																
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	402.00	SF	6.50	6.50	100	2000	2000	3	80	2,090	

3429 1ST AVE, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2000] W9 PTO=[YR=2000] N10 W10 S10 E10\$ W11 S25													
PTO=[YR=2000] W3 S3 E3 N3\$ S4 E7 FGR=[YR=2000] S23 E13 N23													
W13\$ E13 N29\$ PTR=E15 FUS=[YR=2000] E1 UOP=[YR=2000] N10 E10													
S10 W10\$ E19 S52 W3 S1 W8 N1 W2 N1 UOP=[YR=2000] W7 N5													
FOP=[YR=2000] N6 E7 S6 W7\$ E7 S5\$ N11 W7 N40\$ W15\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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			25.00	100.00	25.00	FF		1.00	1.00	1.50	4,500.00	6,750.00	168,750							