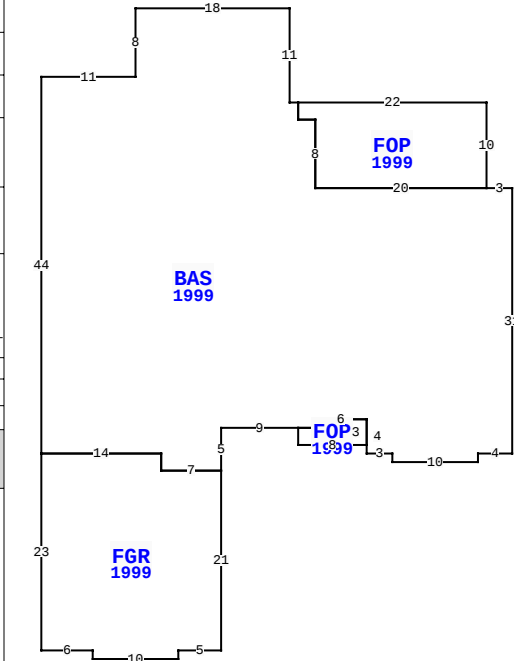




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 90		0900	01		2,550	119.2464	141.61	361,106	1999	2003		0	0	9.05	90.95	VALUATION BY					STANDARD										
Exterior Wall		21	STONE 10		1 SNGL FAM - 100% - 2022										Heated Area: 2219					HX Base Yr 2022					Tax Group: 2					Tax Dist:				
Roof Structure		03	GABLE/HIP 100																	BUILDING MARKET VALUE					328,426									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					24,924									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					180,000									
Interior Floo		11	CLAY TILE 80																	TOTAL MARKET VALUE					533,350									
Interior Floo		14	CARPET 20																	SOH/AGL Deduction					0									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					533,350									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB 50,000									
Bedrooms		4	100																	BASE TAXABLE VALUE					483,350									
Bathrooms		2	100																	TOTAL JUST VALUE					533,350									
Frame		02	WOOD FRAME 100																	NCON VALUE					0									
Stories		1.	1. 100		INCOME VALUE																													
Units		0	100		PREVIOUS YEAR MKT VALUE					526,620																								
Occupancy		00	NONE 100																															
Quality		04	Quality Level 04																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA																															
NEIGHBORHOOD/LOC		1078.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,219	100	2,219	285,795																														
FGR	479	55	263	33,873																														
FOP	22	30	7	901																														
FOP	204	30	61	7,856																														
TOTALS		2,924		2,550	328,426																													
EXTRA FEATURES					1532 N PERSIMMON CIR, 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	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940																				
2	0810	CONCRETE A	0 100	0 0	979.00	SF	6.50	6.50	100	1999	1999	3	79	5,027																				
3	0810	CONCRETE A	0 100	6 4	24.00	SF	6.50	6.50	100	1999	1999	3	79	123																				
4	0861	POOL GUNIT	0 100	0 0	377.00	SF	85.00	85.00	100	2002	2002	3	32	10,254																				
5	0845	KOOL DECK	0 100	0 0	622.00	SF	7.25	7.25	100	2002	2002	3	83	3,743																				
6	1076	TRELLIS A	0 100	0 0	132.00	SF	7.50	7.50	100	2007	2007	3	52	515																				
7	0476	VF 6 SBPL	0 100	0 0	72.00	LF	32.00	32.00	100	2007	2007	3	74	1,705																				
8	0470	VNYL GATE	0 100	0 0	2.00	UT	300.00	300.00	100	2007	2007	3	74	444																				
9	0475	VF 4 SBPL	0 100	0 0	12.00	LF	14.00	14.00	100	2007	2007	3	74	124																				
10	0469	VF LATTIC	0 100	0 0	12.00	SF	5.50	5.50	100	2007	2007	3	74	49																				
LAND DESCRIPTION					TOTAL OB/XF										24,924																			
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000																	