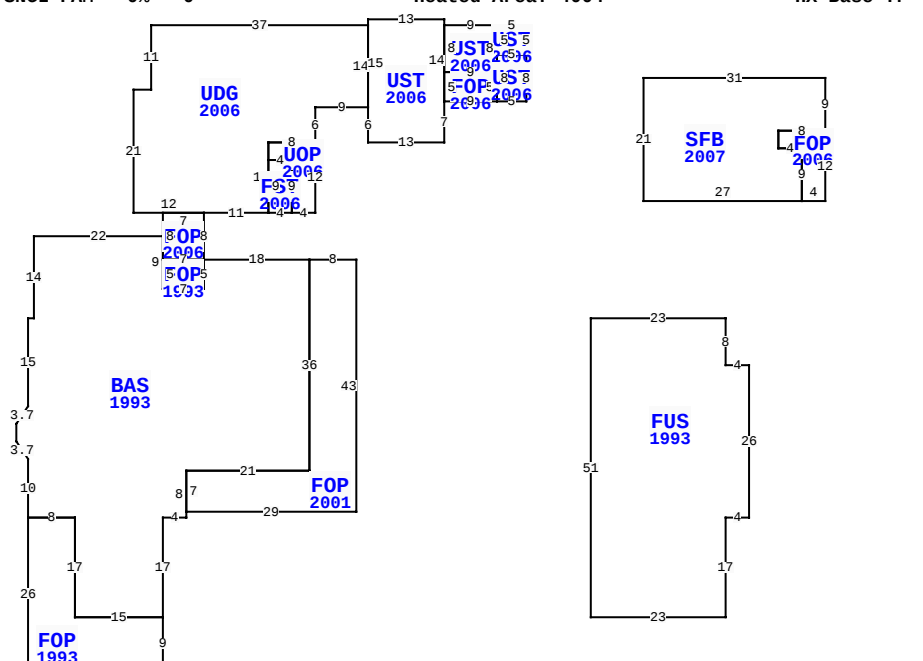


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	10	ABOVE AVG 100								0900	01	5,073	126.7585	150.53	763,639	1918	2000		0	0	0	10.50	89.50																
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 0% - 0										Heated Area: 4004										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	08	DECORATIVE 70																																					
Interior Wall	05	DRYWALL 30																																					
Interior Floo	12	HARDWOOD 90																																					
Interior Floo	15	HARDTILE 10																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	4	100																																					
Bathrooms	5.5	100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.5	100																																					
Units	0	100																																					
Occupancy	00	NONE 100																																					
Quality		05	Quality Level 05																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM								MKT AREA		01																													
NEIGHBORHOOD/LOC		1005.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,254	100	2,254	303,669																																			
FOP	35	30	10	1,347																																			
FOP	343	30	103	13,877																																			
FOP	491	30	147	19,805																																			
FOP	45	30	14	1,886																																			
FOP	56	30	17	2,290																																			
FOP	60	30	18	2,425																																			
FST	36	55	20	2,695																																			
FUS	1,277	100	1,277	172,043																																			
SFB	591	80	473	63,725																																			
TOTALS	6,647		5,073	683,457																																			
EXTRA FEATURES										201 N 4TH ST, 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																							
2	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200																								
10	0504	FP-ELECTRI	0	0	0	2.00	UT	2,000.00	2,000.00	100	1918	1918	3	20	800																								
11	0810	CONCRETE A	0	0	0	938.00	SF	6.83	6.83	100	2006	2006	3	88	5,634																								
13	0825	BRICK	0	0	0	1,602.00	SF	12.50	12.50	100	2006	2006	3	97	19,424																								
15	0100	BAR-B-Q	0	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	31	310																								
16	0461	IRON FENCE	0	0	211	3	633.00	SF	8.50	8.50	2012	2012	3	96	5,165																								
17	0461	IRON FENCE	0	0	24	4	96.00	SF	8.50	8.50	2012	2012	3	96	783																								
18	0461	IRON FENCE	0	0	36	6	216.00	SF	8.50	8.50	2012	2012	3	96	1,763																								
19	0811	CONCRETE B	0	0	0	576.00	SF	5.20	5.20	100	2020	2020	3	99	2,965																								
20	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50	6.50	2020	2020	3	99	257																								
LAND DESCRIPTION										TOTAL OB/XF										38,301																			
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		0	0003	R-2	100.00	125.00	100.00	FF	1.00	1.00	0.87	3,200.00	2,790.40	279,040																						
						</																																	

[illegible]