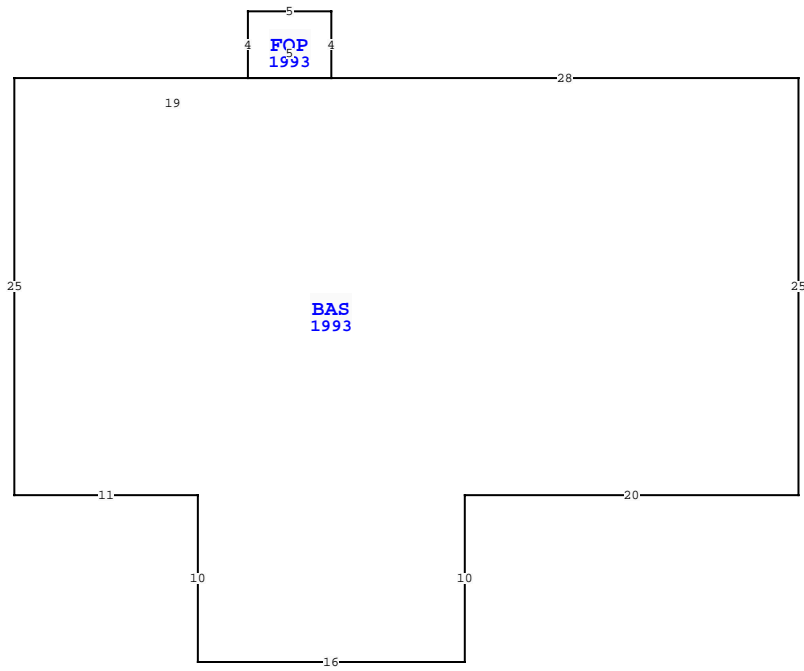


BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 80		
Interior Wall	04	PLYWOOD 20		
Interior Floo	12	HARDWOOD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame	03	MASONRY 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC		1009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,335	100	1,335	98,720
FOP	20	30	6	444
TOTALS	1,355		1,341	99,163

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,341	118.7500	107.17	143,715	1964	1980	0	0	31.00	69.00		
1 SINGLE FAM - 0% - 0 Heated Area: 1335 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			99,163
TOTAL MARKET OB/XF VALUE			1,140
TOTAL LAND VALUE - MARKET			154,000
TOTAL MARKET VALUE			254,303
SOH/AGL Deduction			97,219
ASSESSED VALUE			157,084
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			157,084
TOTAL JUST VALUE			254,303
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			223,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1181/0842	10/17/2003	WD	U	I	06	60,000
GRANTOR: WRIGHT LOIS J & THELM						
GRANTEE: THOMPSON GEORGE E &						
0460/0774	7/01/1985	LE	U	I		100
GRANTOR:						
GRANTEE:						

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	0350	CARPORT WD	0	0	19	14		9.36	9.36	100	2008	2008	3	40	996	
2	1242	WD DECK A	0	0	12	3		10.00	10.00	100	2008	2008	3	40	144	

323 S 12TH ST, FERNANDINA BEACH

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W28 FOP=[YR=1993] N4 W5 S4 E5 \$ W19 S25 E11 S10 E16 N10 E20 N25 \$.

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	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	0		R-2	77.00	100.00	77.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	154,000									