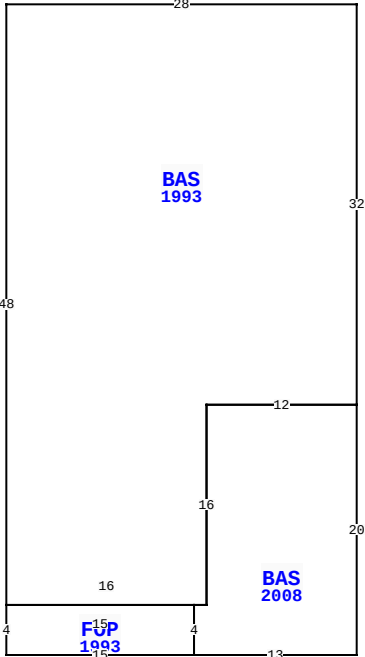


STRANGE KIM & ROBERT L
619 VERNON STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0232-02D1



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		15	CONC BLOCK 80		0100	01	1,414	115.1280	103.90	146,915	1981	1981	0	0	0	19.85	80.15	VALUATION BY					STANDARD											
Exterior Wall		10	ABOVE AVG 20		1 SINGLE FAM - 100% - 2008										Heated Area: 1396					HX Base Yr 2008					Tax Group: 2					Tax Dist:				
Roof Structur		03	GABLE/HIP 100												BUILDING MARKET VALUE					117,752														
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					1,156														
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET					100,000														
Interior Floo		11	CLAY TILE 90												TOTAL MARKET VALUE					218,908														
Interior Floo		08	SHT VINYL 10												SOH/AGL Deduction					142,929														
Air Condition		03	CENTRAL 100												ASSESSED VALUE					75,979														
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					HX HB 50,000														
Bedrooms			4 100												BASE TAXABLE VALUE					25,979														
Bathrooms			1 100												TOTAL JUST VALUE					218,908														
Frame		03	MASONRY 100												NCON VALUE					0														
Stories		1.	1. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE					192,712																								
BUD8 Adjustme		02	DIST FB 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
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		1,152		100		1,152		95,934																										
BAS		244		100		244		20,320																										
FOP		60		30		18		1,499																										
TOTALS		1,456				1,414		117,752																										
EXTRA FEATURES										619 VERNON 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										
1		0810		CONCRETE A		0	100	52	9	468.00		SF	6.50		6.50		100	1981	1981	3	38	1,156												