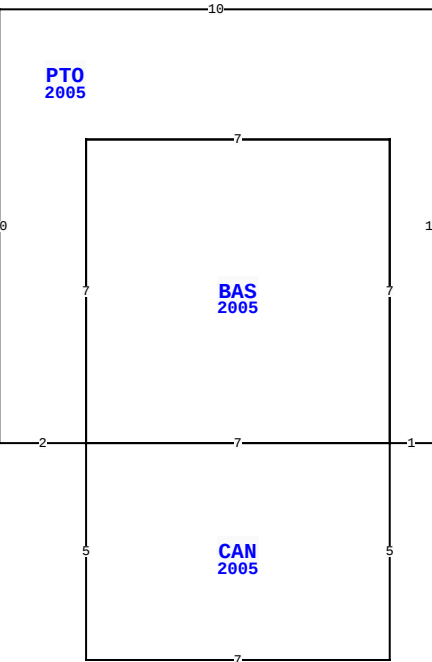




**DBTW AT FBFL LLC/
PO BOX 30641
SEA ISLAND, GA 31561**

00-00-31-1800-0265-0011

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 4 of 5																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	27	PREFIN MTL 100								1602	04	62	89.7750	98.53	6,109	2005	2005	0	0	21.25	78.75	VALUATION BY								DIRECT_CAP									
Roof Structure	12	REINFO/CON 100								14 NBHD SHOP - 0% - 0										Heated Area: 49										HX Base Yr									
Roof Cover	04	BUILT-UP 100																		BUILDING MARKET VALUE										3,942,814									
Interior Wall	01	MINIMUM 100																		TOTAL MARKET OB/XF VALUE										0									
Interior Floor	03	CONC FINSH 100																		TOTAL LAND VALUE - MARKET										0									
Ceiling	04	NONE 100																		TOTAL MARKET VALUE										4,928,518									
Air Condition	02	WINDOW 100																		SOH/AGL Deduction										0									
Heating Type	03	FORCED AIR 100																		ASSESSED VALUE										4,928,518									
Fixtures		0 100																		TOTAL EXEMPTION VALUE										0									
Frame	04	REIN CONC 100																		BASE TAXABLE VALUE										4,928,518									
Story Height		10 100																		TOTAL JUST VALUE										4,928,518									
RMS		0 100																		NCON VALUE										0									
Stories	1.	1. 100								INCOME VALUE										4,928,518																			
Units		0 100								PREVIOUS YEAR MKT VALUE										4,928,500																			
Occupancy	00	NONE 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		1600	COMMUNITY SHOPPING																																				
MAP NUM			MKT AREA						01																														
NEIGHBORHOOD/LOC		1010	00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	49	100	49	3,802																																			
CAN	35	30	10	776																																			
PTO	51	5	3	233				</																															

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