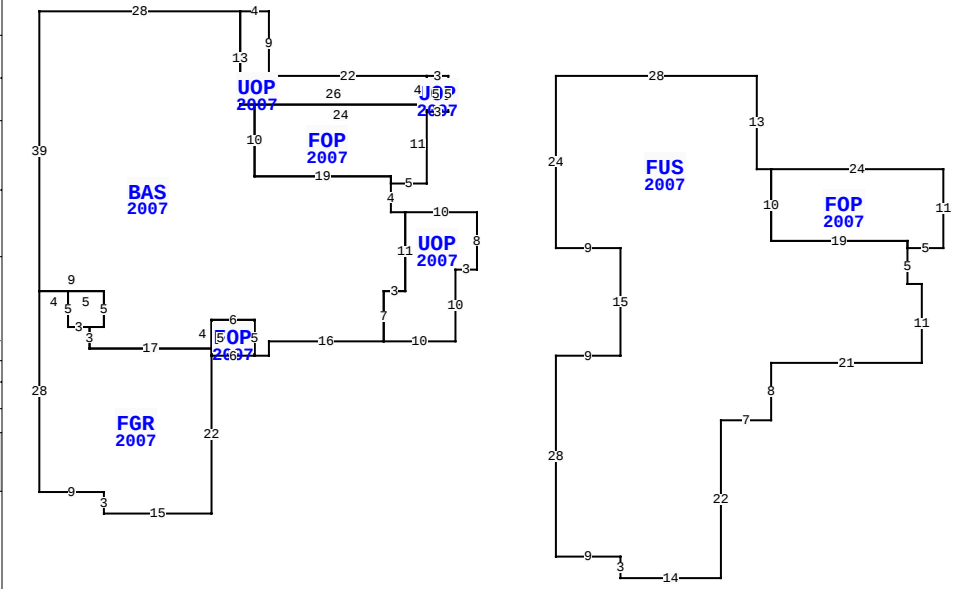


KULHANEK MARTIN & MARKETA
BOHUSLAVA ZE SVAMBERKA 1285/1
140 00 PRAGUE 4,

01-6N-29-0200-0027-0000



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	16	WD FR STUC 50			0500	11	4,400	138.9696	198.03	871,332	2007	2010	0	0	0	6.00	94.00	VALUATION BY		STANDARD																							
Exterior Wall	17	CB STUCCO 50			1 SFR CUST - 0% - 0													Heated Area: 3853													HX Base Yr												
Roof Structur	08	IRREGULAR 100																Tax Group: 5													Tax Dist:												
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE													819,052												
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE													42,323												
Interior Floo	14	CARPET 70																TOTAL LAND VALUE - MARKET													450,000												
Interior Floo	12	HARDWOOD 30																TOTAL MARKET VALUE													1,311,375												
Air Condition	03	CENTRAL 100																SOH/AGL Deduction													257,203												
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE													1,054,172												
Bedrooms	4	100																TOTAL EXEMPTION VALUE													0												
Bathrooms	4.5	100																BASE TAXABLE VALUE													1,054,172												
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE													1,311,375												
Stories	2.	2. 100			NCON VALUE													0																									
Units	0	100			INCOME VALUE																																						
Quality	06	Quality Level 06			PREVIOUS YEAR MKT VALUE													1,104,040																									
DOR CODE	0100	SINGLE FAMILY																																									
MAP NUM		MKT AREA			10																																						
NEIGHBORHOOD/LOC					10001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,750	100	1,750	325,760																																							
FGR	591	55	325	60,498																																							
FOP	30	30	9	1,675																																							
FOP	245	30	74	13,775																																							
FOP	245	30	74	13,775																																							
FUS	2,103	100	2,103	391,470																																							
UOP	15	20	3	558																																							
UOP	140	20	28	5,212																																							
UOP	171	20	34	6,329																																							
TOTALS	5,290		4,400	819,052																																							
EXTRA FEATURES					47 BEACH WALKER RD, 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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840																												
2	0855	CONC PAVER	0	0	0	1,317.00	SF	10.00	10.00	100	2007	2007	3	89	11,721																												
3	0855	CONC PAVER	0	0	0	146.00	SF	10.00	10.00	100	2007	2007	3	89	1,299																												
4	0861	POOL GUNIT	0	0	0	203.00	SF	85.00	85.00	100	2007	2007	3	52	8,973																												
5	0410	ELEVATOR	0	0	0	1.00	UT	10,000.00	10,000.00	100	2007	2007	3	100	10,000																												
6	0835	QUARY TILE	0	0	0	46.00	SF	10.00	10.00	100	2007	2007	3	89	409																												
7	0871	POOL HTR R	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	35	700																												
8	0877	JACUZZI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	35	700																												
9	0911	SCRN RM A	0	0	0	338.00	SF	17.50	17.50	100	2007	2007	3	35	2,070																												
10	1126	CB/STC 8"	0	0	26	0	SF	8.00	8.00	100	2007	2007	3	89	1,111																												
LAND DESCRIPTION					TOTAL OB/XF													38,823																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000																										

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				5										
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
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																									SOH/AGL Deduction										257,203									
																									ASSESSED VALUE										1,054,172									
																									TOTAL EXEMPTION VALUE										0									
																									BASE TAXABLE VALUE										1,054,172									
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