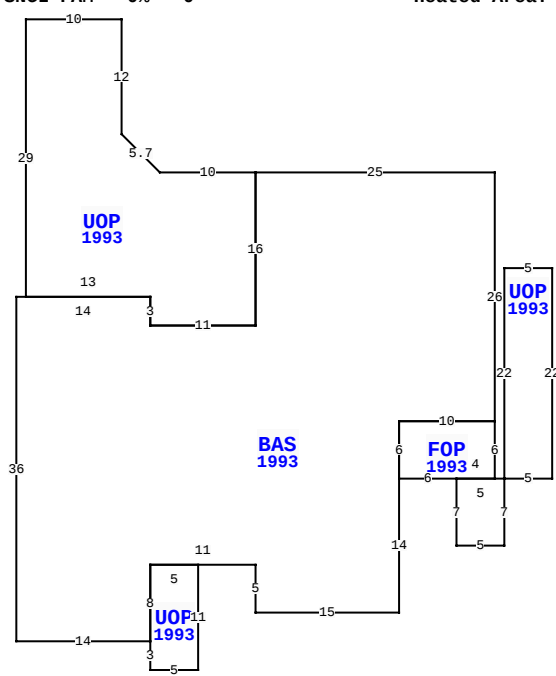


BALDWIN DOROTHY SUE KNIPFER/BALDWIN SUE K
PO BOX 123
MADISON, GA 30650

01-6N-29-0200-0051-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION																				VALUATION SUMMARY													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
Exterior Wall	16	WD FR STUC 80								0900	11	1,890	134.3737	159.57	301,587	1974	1980		0		0	21.00	79.00	VALUATION BY STANDARD									
Exterior Wall	12	CEDAR 20								1 SNGL FAM - 0% - 0										Heated Area: 1729 HX Base Yr													
Roof Structure	03	GABLE/HIP 100																		Tax Group: 5 Tax Dist:													
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE 238,254													
Interior Wall	05	DRYWALL 80																		TOTAL MARKET OB/XF VALUE 5,559													
Interior Wall	08	DECORATIVE 20																		TOTAL LAND VALUE - MARKET 450,000													
Interior Floor	14	CARPET 80																		TOTAL MARKET VALUE 693,813													
Interior Floor	11	CLAY TILE 20																		SOH/AGL Deduction 159,151													
Air Condition	03	CENTRAL 100																		ASSESSED VALUE 534,662													
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE 0													
Bedrooms	03	3 100																		BASE TAXABLE VALUE 534,662													
Bathrooms	02	WOOD FRAME 100																		TOTAL JUST VALUE 693,813													
Frame	1.	1. 100								NCON VALUE 0																							
Stories	05	DIST 1A 100								INCOME VALUE PREVIOUS YEAR MKT VALUE 642,400																							
Units	01	Quality Level 01																															
BUD8 Adjustme	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	1,729	100	1,729	217,959																													
FOP	60	30	18	2,269																													
UOP	55	20	11	1,386																													
UOP	145	20	29	3,656																													
UOP	513	20	103	12,984																													
TOTALS	2,502		1,890	238,254																													
EXTRA FEATURES										8 GREEN WINGED TEAL 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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1974	1974	3	36	1,260																		
2	0802	ASPHALT B	0	0	0	713.00	SF	2.40	2.40	100	1974	1974	3	50	856																		
3	0850	PEBBLE WLK	0	0	0	323.00	SF	3.50	3.50	100	1974	1974	3	26	294																		
4	1126	CB/STC 8"	0	0	0	776.00	SF	8.00	8.00	100	1974	1974	3	26	1,614																		
6	0444	BOX FNC 4'	0	0	0	3.00	LF	6.50	6.50	100	1974	1974	3	20	4																		
7	0446	BOX FNC 6'	0	0	0	9.00	LF	20.00	20.00	100	1974	1974	3	20	36																		
8	0820	WOOD WALK	0	0	0	318.00	SF	11.75	11.75	100	1974	1974	3	40	1,495																		
LAND DESCRIPTION TOTAL OB/XF 5,559																																	
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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000																