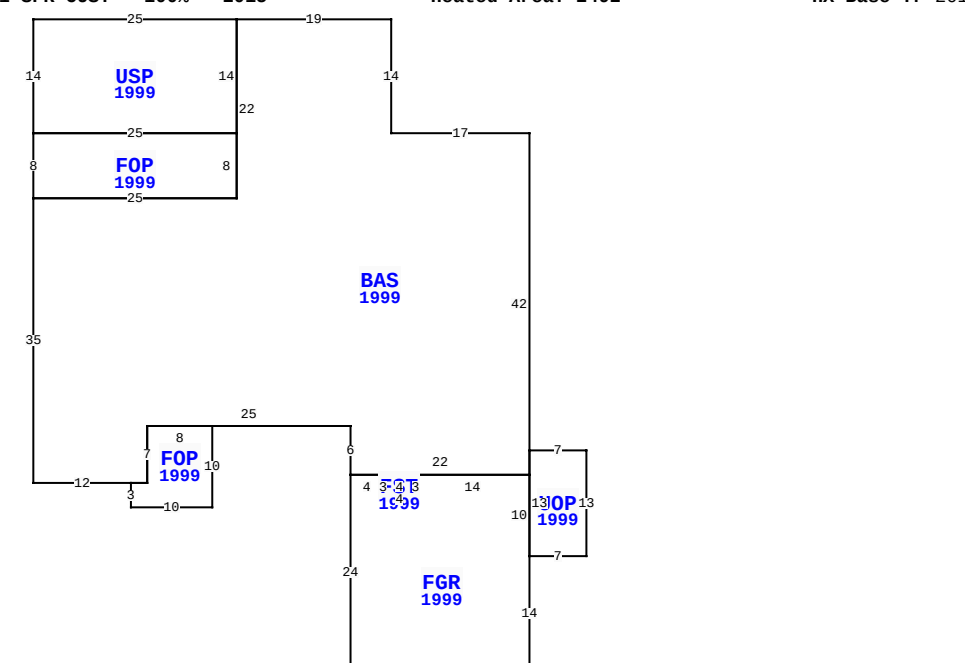


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 100		0500	01	2,992	118.8348		169.34	506,665	1999	1999	0	0	11.00	89.00	VALUATION BY					STANDARD											
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2015										Heated Area: 2492										HX Base Yr 2015									
Roof Cover		03	COMP SHNGL 100												Tax Group: 5										Tax Dist:									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										465,516									
Interior Floo		11	CLAY TILE 80												TOTAL MARKET OB/XF VALUE										10,914									
Interior Floo		14	CARPET 20												TOTAL LAND VALUE - MARKET										450,000									
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										926,430									
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										357,268									
Bedrooms			3 100												ASSESSED VALUE										569,162									
Bathrooms			2.5 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										519,162									
Stories		1.	1. 100												TOTAL JUST VALUE										926,430									
Units		0	0 100		NCON VALUE										0																			
Occupancy		00	NONE 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										918,223																			
Quality		04	Quality Level 04																															
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	2,492	100	2,492	375,576																														
FGR	516	55	284	42,803																														
FOP	86	30	26	3,919																														
FOP	200	30	60	9,042																														
FST	12	55	7	1,055																														
UOP	91	20	18	2,713																														
USP	350	30	105	15,825																														
TOTALS	3,747		2,992	450,932																														
EXTRA FEATURES					7 WATER OAK, FERNANDINA BEACH										BLD DATE					LGL DATE														
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	84	1,680																			
2	0810	CONCRETE A	0 100	0	0	1,559.00	SF	6.50	6.50	100	1999	1999	3	79	8,005																			
3	0810	CONCRETE A	0 100	0	0	73.00	SF	6.50	6.50	100	1999	1999	3	79	375																			
4	1126	CB/STC 8"	0 100	0	0	84.00	SF	8.00	8.00	100	1999	1999	3	79	531																			
5	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50	100	1999	1999	3	79	123																			
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200																			
TOTAL OB/XF 10,914																																		
LAND DESCRIPTION																																		
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	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000																	
REVIEW DATE 11/01/2018 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS																																		

CMD LIVING TRUST/DEPEW CHAUNCEY MICHAEL TRUSTEE
7 WATER OAK
FERNANDINA BEACH, FL 32034

01-6N-29-0300-0008-0000

[illegible]