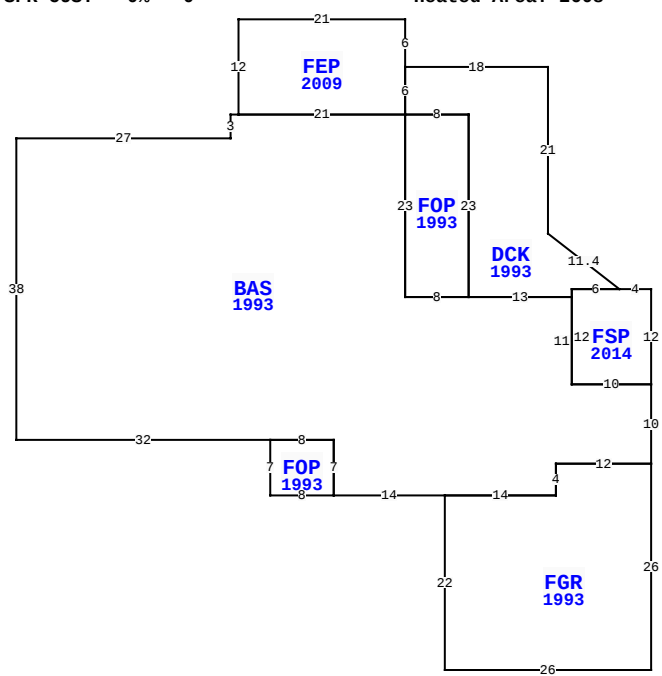


GRIMES THOMAS LEO & MELISSA CONRAD
16 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034

01-6N-29-1300-0030-0000



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		10	ABOVE AVG 100		0500	01	3,308	106.7430		152.11	503,180	1981	1995	0	0	13.00	87.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 0% - 0													Heated Area: 2608		HX Base Yr									
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE		437,767									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		4,395									
Interior Floo		14	CARPET 70															TOTAL LAND VALUE - MARKET		450,000									
Interior Floo		12	HARDWOOD 30															TOTAL MARKET VALUE		892,162									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		152,589									
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE		739,573																						
Bedrooms			3 100		TOTAL EXEMPTION VALUE		0																						
Bathrooms			3 100		BASE TAXABLE VALUE		739,573																						
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE		892,162																						
Stories		1.	1. 100		NCON VALUE		0																						
Units			0 100		INCOME VALUE																								
BUD8 Adjustme		05	DIST 1A 100		PREVIOUS YEAR MKT VALUE		729,461																						
Occupancy		00	NONE 100																										
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	2,608	100	2,608	345,132																									
DCK	373	10	37	4,896																									
FEP	252	80	202	26,732																									
FGR	620	55	341	45,127																									
FOP	56	30	17	2,250																									
FOP	184	30	55	7,278																									
FSP	120	40	48	6,352																									
TOTALS		4,213	3,308	437,767																									
EXTRA FEATURES					16 MARSH CREEK 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	1981	1981	3	51.5	1,030														
2	0810	CONCRETE A	0	0	0	128.00	SF	6.50	6.50	100	1981	1981	3	38	316														
3	0850	PEBBLE WLK	0	0	0	2,218.00	SF	3.50	3.50	100	1981	1981	3	38	2,950														
4	1076	TRELLIS A	0	0	17	2	32.00	SF	7.50	100	1981	1981	3	20	48														
5	1076	TRELLIS A	0	0	17	2	34.00	SF	7.50	100	1981	1981	3	20	51														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000140	C	SFR GOLF A	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000												