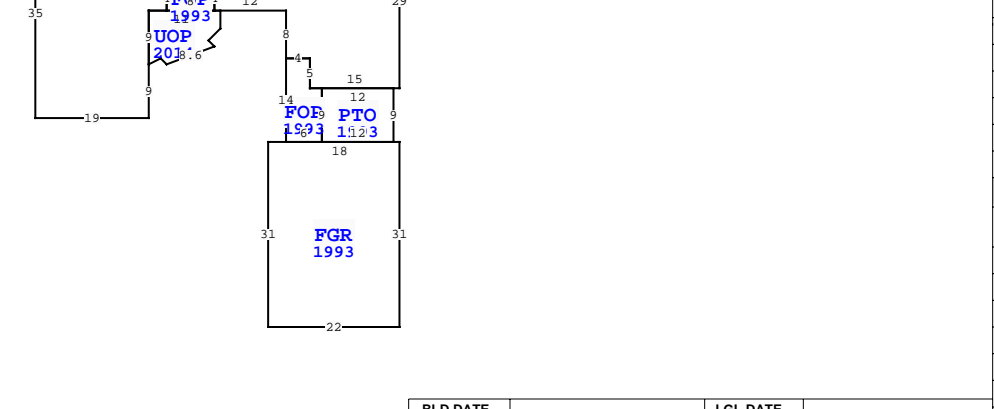


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	0	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,478	104.3280	148.67	517,074	1980	1985	0	0	0	16.25	83.75
1 SFR CUST - 0% - 0 Heated Area: 2671 HX Base Yr												



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	2,671	100	2,671	332,570
FEP	336	80	269	33,493
FGR	682	55	375	46,691
FOP	32	30	10	1,245
FOP	74	30	22	2,739
PTO	108	5	5	622
UOP	219	20	44	5,478
UOP	319	20	64	7,969
UOP	88	20	18	2,241
TOTALS	4,529		3,478	433,049

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			433,049
TOTAL MARKET OB/XF VALUE			15,766
TOTAL LAND VALUE - MARKET			600,000
TOTAL MARKET VALUE			1,048,815
SOH/AGL Deduction			308,607
ASSESSED VALUE			740,208
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			740,208
TOTAL JUST VALUE			1,048,815
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			730,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0903/0895	10/14/1999	WD	Q	I		357,000
GRANTOR: LEAHY BEVERLY HEMBY						
GRANTEE: STEINBERG MICHAEL S						
0490/0641	6/01/1986	WD	U	I		345,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																	
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	0	2.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	1,960	
2	0855	CONC PAVER	0	0	0	0	1,629.00	SF	7.00	7.00	100	2011	2011	3	93	10,605	
4	1125	CB/STC 6"	0	0	0	0	70.00	SF	7.35	7.35	100	1980	1980	3	35	180	
5	0855	CONC PAVER	0	0	0	0	440.00	SF	7.00	7.00	100	2011	2011	3	93	2,864	
6	0444	BOX FNC 4'	0	0	0	0	35.00	LF	6.50	6.50	100	1980	1980	3	20	46	
7	0445	BOX FNC 5'	0	0	0	0	18.00	LF	8.10	8.10	100	1980	1980	3	20	29	
8	0443	STK FNC 6'	0	0	0	0	41.00	LF	10.00	10.00	100	1980	1980	3	20	82	

20 MARSH CREEK RD, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

BUILDING NOTES									

BUILDING DIMENSIONS									
UOP=[YR=1993] W17 FEP=[YR=2009] W28 UOP=[YR=1993] N7 W16 S24 E3 BAS=[YR=1993] S15 W3 S35 E19 N9 UOP=[YR=2014] R2 U1 D1 R1 R8 U3 U1 L1 U2 R2 N3 W1 FOP=[YR=1993] N4 W8 S4 E8\$ W11 S9\$ N9 E3 N4 E8 S4 E12S8 FOP=[YR=1993] S14 FGR=[YR=1993] W3 S31E22 N31 W1 PTO=[YR=1993] N9 W12 S9 E12\$ W18\$ E6 N9 W2 N5 W4\$ E4 S5 E15 N29 W3 N21 W55 S5\$ N5 E13 N12\$ S12 E28 N12\$ S12 E14 S5 E3 N17 \$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	600,000.00	600,000.00	600,000							