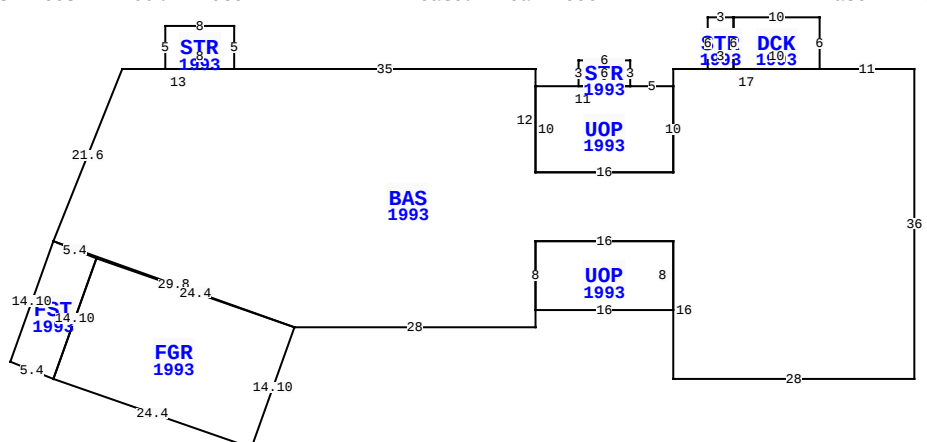


ADAMS MARGARET S LIV TRST/ADAMS MARGARET S TRUSTEE
11 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

01-6N-29-1900-0064-0000

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	FUNCT	NORM	% COND	VALUATION SUMMARY																											
Exterior Wall		12	CEDAR 100							0500	01	2,911	113.1102	161.18	469,195	1976	1976	0	0	23.00	77.00	VALUATION BY		STANDARD																									
Roof Structur		03	GABLE/HIP 100							1 SFR CUST - 100% - 1989										Heated Area: 2596										HX Base Yr 1989										Tax Group: 5		Tax Dist:							
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE										361,280																			
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										7,130																			
Interior Floo		14	CARPET 80																	TOTAL LAND VALUE - MARKET										600,000																			
Interior Floo		15	HARDTILE 20																	TOTAL MARKET VALUE										968,410																			
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										580,782																			
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										387,628																			
Bedrooms			3 100																	TOTAL EXEMPTION VALUE										HX HB WX 55,000																			
Bathrooms			3 100																	BASE TAXABLE VALUE										332,628																			
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										968,410																			
Stories		1.	1. 100																	NCON VALUE										0																			
Units			0 100							INCOME VALUE																																							
BUD8 Adjustme		05	DIST 1A 100							PREVIOUS YEAR MKT VALUE										673,476																													
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	2,596	100	2,596	322,186																																													
DCK	60	10	6	745																																													
FGR	362	55	199	24,698																																													
FST	80	55	44	5,461																																													
STR	18	10	2	248																																													
STR	18	10	2	248																																													
STR	40	10	4	497																																													
UOP	128	20	26	3,227																																													
UOP	160	20	32	3,972																																													
TOTALS		3,462		2,911	361,280																																												
EXTRA FEATURES										11 SEA MARSH RD, 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	1976	1976	3	40	800																																			
3	1242	WD DECK A	0 100	0 0	308.00	SF	10.00	10.00	100	1980	1980	3	20	616																																			
5	0812	CONCRETE C	0 100	0 0	1,692.00	SF	4.00	4.00	100	1991	1991	3	64	4,332																																			
6	0835	QUARY TILE	0 100	16 6	96.00	SF	10.00	10.00	100	1991	1991	3	64	614																																			
7	1126	CB/STC 8"	0 100	25 6	150.00	SF	8.00	8.00	100	1991	1991	3	64	768																																			
LAND DESCRIPTION										TOTAL OB/XF 7,130																																							
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	000140	C	SFR GOLF A	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000																																