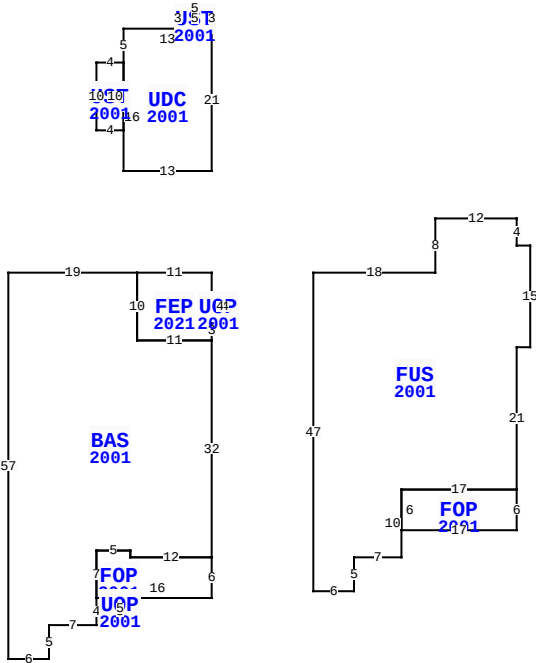


BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
Exterior Wall	10	ABOVE AVG 100	0500	11	2,799	150.9274	215.07	601,981	2001	2006	0	0	0	7.50	92.50	STANDARD																		
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 0% - 0										Heated Area: 2551										HX Base Yr											
Roof Cover	03	COMP SHNGL 100																																
Interior Wall	05	DRYWALL 100																																
Interior Floor	12	HARDWOOD 80																																
Interior Floor	11	CLAY TILE 20																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Bedrooms		3 100																																
Bathrooms		3 100																																
Frame	02	WOOD FRAME 100																																
Stories	2.	2. 100																																
Units		0 100																																
Quality			05	Quality Level 05																														
DOR CODE			0100	SINGLE FAMILY																														
MAP NUM				MKT AREA		10																												
NEIGHBORHOOD/LOC			10003.010																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,305	100	1,305	259,616																														
FEP	110	80	88	17,507																														
FOP	102	30	31	6,167																														
FOP	107	30	32	6,366																														
FUS	1,246	100	1,246	247,879																														
UDC	273	25	68	13,528																														
UOP	8	20	2	398																														
UOP	10	20	2	398																														
UST	15	45	7	1,392																														
UST	40	45	18	3,581																														
TOTALS	3,216		2,799	556,832		45 LITTLE DUNES CIR, FERNANDINA BEACH																												
EXTRA FEATURES					BLD DATE XF DATE INC DATE												LGL DATE LAND 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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	86	1,720																		
2	0810	CONCRETE A	0	0	0	0	309.00	SF	6.50	6.50	100	2001	2001	3	82	1,647																		
3	0825	BRICK	0	0	0	0	265.00	SF	12.50	12.50	100	2001	2001	3	95	3,147																		
4	1242	WD DECK A	0	0	0	0	236.00	SF	10.00	10.00	100	2001	2001	3	20	472																		
5	0441	STK FNC 4'	0	0	0	0	55.00	LF	6.50	6.50	100	2001	2001	3	20	72																		
6	0441	STK FNC 4'	0	0	0	0	17.00	LF	6.50	6.50	100	2001	2001	3	20	22																		
7	0810	CONCRETE A	0	0	12	6	72.00	SF	6.50	6.50	100	2001	2001	3	82	384																		
8	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	86	1,720																		
9	0810	CONCRETE A	0	0	0	0	284.00	SF	6.50	6.50	100	2001	2001	3	82	1,514																		
10	0825	BRICK	0	0	0	0	288.00	SF	12.50	12.50	100	2001	2001	3	95	3,420																		
LAND DESCRIPTION					TOTAL OB/XF 14,118																													
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000																	
2	000140	C	SFR GOLF A	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000																	

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	11	2,778	145.5744	207.44	576,268	2001	2001	0	0	0	10.00	90.00	VALUATION BY					STANDARD																					
Roof Structure		03	GABLE/HIP 100		2 SFR CUST - 0% - 0										Heated Area: 2551										HX Base Yr																			
Roof Cover		03	COMP SHNGL 100																						Tax Group: 5										Tax Dist:									
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE										1,075,473									
Interior Floor		12	HARDWOOD 50																						TOTAL MARKET OB/XF VALUE										14,941									
Interior Floor		14	CARPET 50																						TOTAL LAND VALUE - MARKET										600,000									
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										1,690,414																			
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										315,030																			
Bedrooms		3	100												ASSESSED VALUE										1,375,384																			
Bathrooms		3	100												TOTAL EXEMPTION VALUE										0																			
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										1,375,384																			
Stories		2.	2. 100												TOTAL JUST VALUE										1,690,414																			
Units		0	100												NCON VALUE										0																			
															INCOME VALUE																													
															PREVIOUS YEAR MKT VALUE										1,409,784																			
Quality		05	Quality Level 05																																									
DOR CODE		0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA																						10																			
NEIGHBORHOOD/LOC		10003.010																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,305	100	1,305	243,638																																								
FOP	102	30	31	5,788																																								
FOP	107	30	32	5,974																																								
FSP	110	40	44	8,214																																								
FUS	1,246	100	1,246	232,623																																								
UDC	378	25	94	17,549																																								
UOP	8	20	2	374																																								
UOP	10	20	2	374																																								
UST	48	45	22	4,108																																								
TOTALS	3,314		2,778	518,641																																								
EXTRA FEATURES					45 LITTLE DUNES CIR, 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																												
11	1075	TRELLIS G	0	0	6	6	36.00	SF	35.00		35.00	100	2001	2001	3	30	378																											
12	0441	STK FNC 4'	0	0	0	0	47.00	LF	6.50		6.50	100	2001	2001	3	20	61																											
13	0810	CONCRETE A	0	0	12	6	72.00	SF	6.50		6.50	100	2001	2001	3	82	384																											