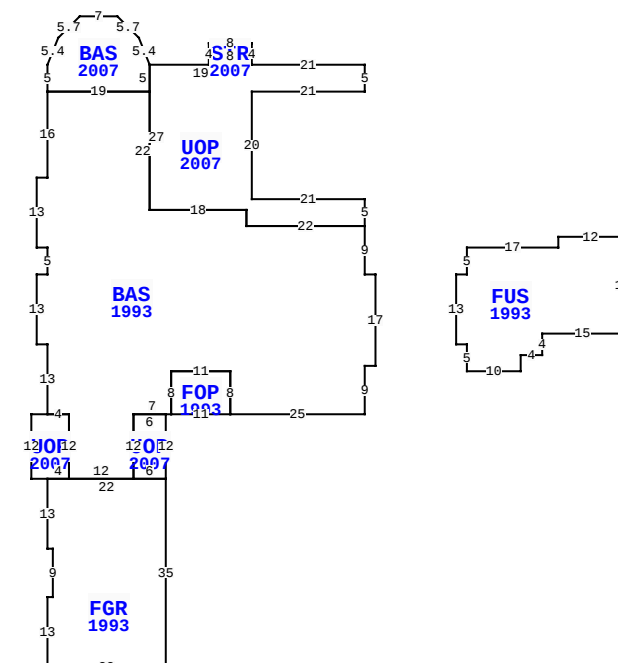




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	16	WD FR STUC 100	0500	12	4,184	204.9969	292.12	1,222,230	1992	2012	0	0	0	5.00	95.00	VALUATION BY STANDARD																
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 0% - 2023										Heated Area: 3560										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																					Tax Group: 5									
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE										Tax Dist:									
Interior Floo	14	CARPET 70											TOTAL MARKET OB/XF VALUE										1,161,118									
Interior Floo	19	MARBLE 30											TOTAL LAND VALUE - MARKET										66,450									
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										1,877,568									
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										0									
Bedrooms		3 100											ASSESSED VALUE										1,877,568									
Bathrooms		3.5 100											TOTAL EXEMPTION VALUE										0									
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										1,877,568									
Stories	2.	2. 100	TOTAL JUST VALUE										1,877,568																			
Units		0 100	NCON VALUE										0																			
			INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE										1,057,154																			
Quality	05	Quality Level 05																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA																														
NEIGHBORHOOD/LOC	10007.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,736	100	2,736	759,278																												
BAS	224	100	224	62,163																												
FGR	761	55	419	116,278																												
FOP	88	30	26	7,215																												
FUS	600	100	600	166,508																												
STR	32	10	3	832																												
UOP	72	20	14	3,886																												
UOP	84	20	17	4,718																												
UOP	726	20	145	40,239																												
TOTALS	5,323		4,184	1,161,118																												
EXTRA FEATURES					124 LONG POINT DR, 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	0	2.00	UT	2,000.00	2,000.00	100	1992	1992	3	74	2,960																
2	0855	CONC PAVER	0	0	0	0	1,993.00	SF	7.00	7.00	100	2012	2012	3	94	13,114																
5	0855	CONC PAVER	0	0	0	0	771.00	SF	7.00	7.00	100	2012	2012	3	94	5,073																
6	0861	POOL GUNIT	0	0	0	0	300.00	SF	85.00	85.00	100	2002	2002	3	32	8,160																
7	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	21	210																
8	0855	CONC PAVER	0	0	0	0	728.00	SF	10.00	10.00	100	2002	2002	3	83	6,042																
9	0911	SCRN RM A	0	0	0	0	1,146.00	SF	17.50	17.50	100	2018	2018	3	86	17,247																
10	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2002	2002	3	21	1,050																
11	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045																
12	0855	CONC PAVER	0	0	0	0	1,392.00	SF	7.00	7.00	100	2018	2018	3	98	9,549																
LAND DESCRIPTION					TOTAL OB/XF												66,450															
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000															