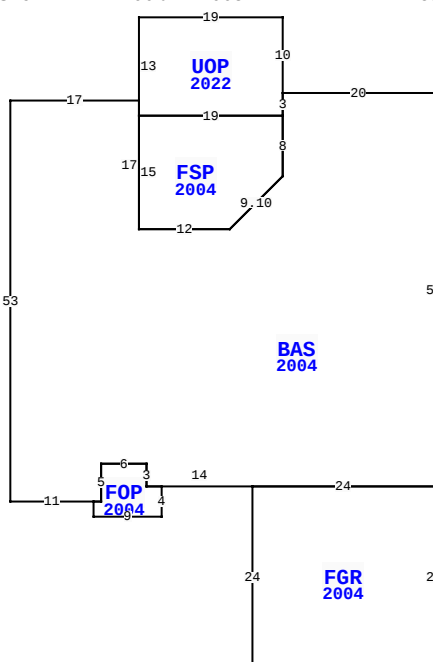


MANEKOFSKY HARVEY & SHEILA
86504 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0098-0000

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								0900	01	3,070	112.2492	133.30	409,231	2004	2009	0	0	6.50	93.50	VALUATION BY								STANDARD																			
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 100% - 2005										Heated Area: 2584										HX Base Yr 2005										Tax Group: 4								Tax Dist:	
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										382,631																			
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										12,943																			
Interior Floo	14	CARPET 60																		TOTAL LAND VALUE - MARKET										105,000																			
Interior Floo	11	CLAY TILE 40																		TOTAL MARKET VALUE										500,574																			
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										190,348																			
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										310,226																			
Bedrooms		4 100																		TOTAL EXEMPTION VALUE										HX HB VX 55,000																			
Bathrooms		3 100																		BASE TAXABLE VALUE										255,226																			
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										500,574																			
Stories	1.	1. 100																		NCON VALUE										12,199																			
Units	0	0 100								INCOME VALUE																																							
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										384,688																													