

EDGE BARBARA CAROL INTERVIVOS DECLARATION OF TRUST
861877 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0442-0000



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	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		16	WD FR STUC 80		0900	01	4,035	107.8308	128.05	516,682	2005	2005	0	0	0	8.50	91.50	VALUATION BY		STANDARD									
Exterior Wall		21	STONE 20		1 SNGL FAM - 100% - 2019													Heated Area: 3434					HX Base Yr 2019						
Roof Structur		08	IRREGULAR 100																										
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floo		14	CARPET 70																										
Interior Floo		11	CLAY TILE 30																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms		4	100																										
Bathrooms		4	100																										
Frame		02	WOOD FRAME 100																										
Stories		2.	100																										
Units		0	100																										
Occupancy		00	NONE 100																										
Quality		04	Quality Level 04																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC		4043.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,895	100	2,895	339,195																									
FGR	738	55	406	47,569																									
FOP	69	30	21	2,460																									
FSP	436	40	174	20,387																									
FUS	539	100	539	63,152																									
TOTALS		4,677	4,035	472,764																									
EXTRA FEATURES					861877 NORTH HAMPTON CLUB WAY, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150														
2	0811	CONCRETE B	0 100	0	0	1,022.00	SF	5.20	5.20	100	2005	2005	3	87	4,624														