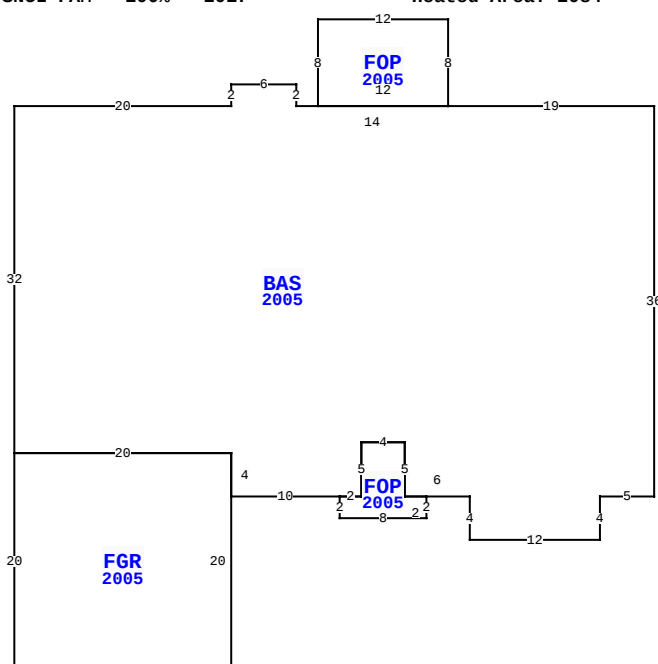


SCOTT BRUCE
32283 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

25-2N-28-0551-0043-0000

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	VALUATION BY	TAX DIST:					STANDARD																						
Exterior Wall	16	WD FR STUC 100	0900	01	2,344	114.5620	136.04	318,878	2005	2005	0	0	8.50	91.50	Tax Group: 4																											
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2017										Heated Area: 2084										HX Base Yr																			
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE										291,773									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										6,774																			
Interior Floo	14	CARPET 70											TOTAL LAND VALUE - MARKET										65,000																			
Interior Floo	11	CLAY TILE 30											TOTAL MARKET VALUE										363,547																			
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										131,295																			
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										232,252																			
Bedrooms	4	100											TOTAL EXEMPTION VALUE										13																			
Bathrooms	3	100											BASE TAXABLE VALUE										0																			
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										363,547																			
Stories	1.	1. 100											NCON VALUE										0																			
Units	0	100	INCOME VALUE																																							
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										290,969																													