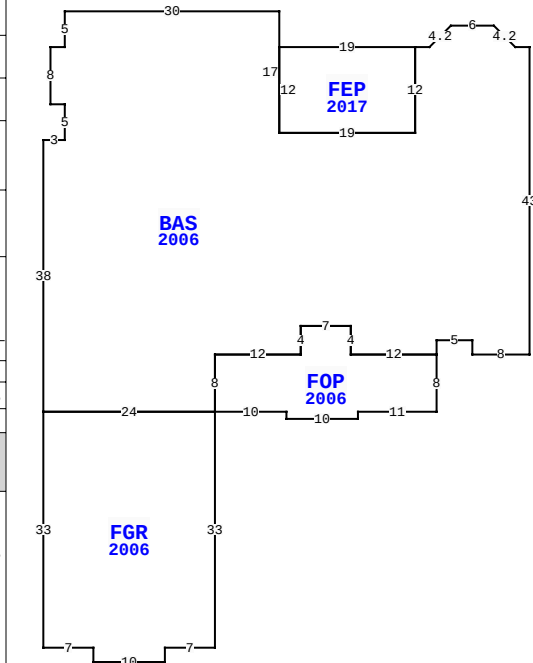


BUBEN LISA J & BENSON M
95425 BERMUDA DR
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0009-0000

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							0500	01	3,719	105.1200	149.80	557,106	2006	2006		0	0	0	8.00	92.00	VALUATION BY													
Roof Structur		08	IRREGULAR 100							1 SFR CUST - 100% - 2012														Heated Area: 3004													
Roof Cover		03	COMP SHNGL 100																					HX Base Yr 2012													
Interior Wall		05	DRYWALL 100																					BUILDING MARKET VALUE													
Interior Floo		11	CLAY TILE 60																					TOTAL MARKET OB/XF VALUE													
Interior Floo		14	CARPET 40																					TOTAL LAND VALUE - MARKET													
Air Condition		03	CENTRAL 100																					TOTAL MARKET VALUE													
Heating Type		04	AIR DUCTED 100																					SOH/AGL Deduction													
Bedrooms			4 100																					ASSESSED VALUE													
Bathrooms			3 100																					TOTAL EXEMPTION VALUE													
Frame		02	WOOD FRAME 100																					BASE TAXABLE VALUE													
Stories		1.	1. 100																					TOTAL JUST VALUE													
Units		0	0 100																					NCON VALUE													
Occupancy		00	NONE 100							INCOME VALUE																											
										PREVIOUS YEAR MKT VALUE																											
Quality		03	Quality Level 03																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA							04																											
NEIGHBORHOOD/LOC		4042.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA				SUBAREA MARKET VALUE																														
BAS	3,004	100	3,004				413,999																														
FEP	228	80	182				25,083																														
FGR	812	55	447				61,604																														
FOP	286	30	86				11,852																														
TOTALS		4,330	3,719				512,538																														
EXTRA FEATURES										95425 BERMUDA DR, FERNANDINA BEACH																											
										BLD DATE										LGL DATE																	
										XF DATE										LAND DATE																	
										INC 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	0810	CONCRETE A					0 100	0	0	1,438.00		SF	6.50		6.50		100	2006	2006	3	88	8,225															
2	0810	CONCRETE A					0 100	0	0	10.00		SF	6.50		6.50		100	2006	2006	3	88	57															
3	0500	FP-PRE FAB					0 100	0	0	1.00		UT	3,500.00		3,500.00		100	2006	2006	3	91	3,185															
5	0861	POOL GUNIT					0 100	24	15	360.00		SF	85.00		85.00		100	2017	2017	3	87	26,622															
6	0871	POOL HTR R					0 100	0	0	1.00		UT	2,000.00		2,000.00		100	2017	2017	3	82	1,640															
7	0877	JACUZZI					0 100	0	0	1.00		UT	1,000.00		1,000.00		100	2017	2017	3	82	820															
8	0855	CONC PAVER					0 100	0	0	1,125.00		SF	10.00		10.00		100	2017	2017	3	97	10,913															
9	0911	SCRN RM A					0 100	0	0	1,540.00		SF	17.50		17.50		100	2017	2017	3	82	22,099															
LAND DESCRIPTION										TOTAL OB/XF										73,561																	
L N	USE CODE	CLS	LAND USE DESCRIPTION				CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS		UNIT TYPE	D T	DPTH 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				100		PUD	0.00	0.00	1.00		LT		1.00	1.00	1.00	115,000.00		115,000.00		115,000														