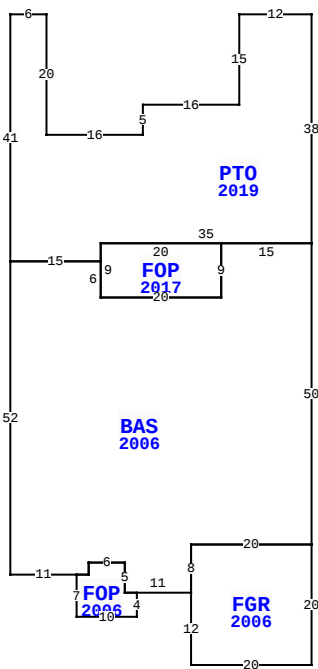




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
Exterior Wall	16	WD FR STUC 100	0900	01	2,812	112.5120	133.61	375,711	2006	2006	0	0	0	8.00	92.00	VALUATION BY					STANDARD													
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0										Heated Area: 2446										HX Base Yr											
Roof Cover	03	COMP SHNGL 100																																
Interior Wall	05	DRYWALL 100																																
Interior Floor	12	HARDWOOD 60																																
Interior Floor	11	CLAY TILE 40																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Bedrooms	4	100																																
Bathrooms	3	100																																
Frame	02	WOOD FRAME 100																																
Stories	1.	1. 100																																
Units	0	100																																
Occupancy	00	NONE 100																																
Quality										03	Quality Level 03																							
DOR CODE										0100	SINGLE FAMILY																							
MAP NUM										MKT AREA					04																			
NEIGHBORHOOD/LOC										4041.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,446	100	2,446	300,665																														
FGR	400	55	220	27,042																														
FOP	76	30	23	2,827																														
FOP	180	30	54	6,638																														
PTO	1,385	5	69	8,481																														
TOTALS										4,487	2,812		345,654																					
EXTRA FEATURES										32407 POND PARKE PL, 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	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820																		
2	0811	CONCRETE B	0	0	0	0	546.00	SF	5.20	5.20	100	2006	2006	3	88	2,498																		
3	0810	CONCRETE A	0	0	29	3	87.00	SF	6.50	6.50	100	2006	2006	3	88	498																		
4	0462	ST/AL FNC	0	0	78	0	312.00	SF	10.00	10.00	100	2013	2013	3	75	2,340																		
5	0911	SCRN RM A	0	0	0	0	1,945.00	SF	17.50	17.50	100	2019	2019	3	90	30,634																		
6	0861	POOL GUNIT	0	0	0	0	560.00	SF	85.00	85.00	100	2019	2019	3	93	44,268																		
8	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800																		
9	1134	LANDSCP BL	0	0	47	0	188.00	SF	3.00	3.00	100	2019	2019	3	100	564																		
LAND DESCRIPTION										TOTAL OB/XF										84,422														
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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000																	