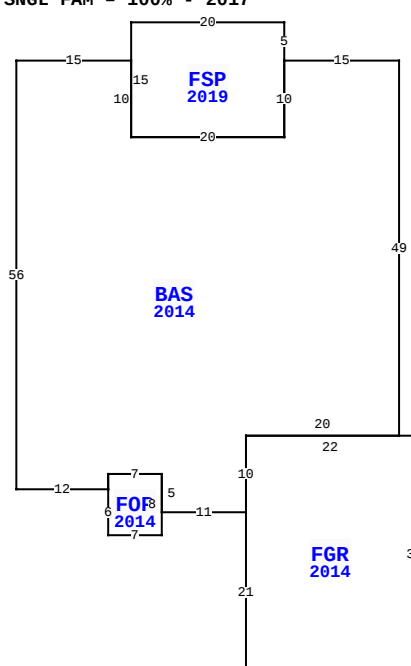


SPEIGHTS LAMAR AND ABERDEEN TRUST/SPEIGHTS LAMAR T
32508 WILLOW PARKE CIR
FERNANDINA BEACH, FL 32034

26-2N-28-0553-0104-0000



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	2,991	106.1260	126.02	376,926	2014	2014		0	0	4.00	96.00																	
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2017										Heated Area: 2479										HX Base Yr 2017									
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		3 100																																					
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	2,479	100	2,479	299,908																																			
FGR	682	55	375	45,368																																			
FOP	56	30	17	2,056																																			
FSP	300	40	120	14,517																																			
TOTALS		3,517		2,991		361,849																																	
EXTRA FEATURES										32508 WILLOW PARKE CIR, 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	2014	2014	3	97	3,395																								
2	0810	CONCRETE A	0 100	0	0	1,494.00	SF	6.50	6.50	100	2014	2014	3	95	9,225																								
3	0855	CONC PAVER	0 100	45	18	810.00	SF	10.00	10.00	100	2014	2014	3	95	7,695																								
4	0855	CONC PAVER	0 100	50	3	150.00	SF	10.00	10.00	100	2014	2014	3	95	1,425																								
5	0462	ST/AL FNC	0 100	330	0	1,320.00	SF	10.00	10.00	100	2014	2014	3	78	10,296																								
6	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	89	534																								
LAND DESCRIPTION										TOTAL OB/XF										32,570																			
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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000																						