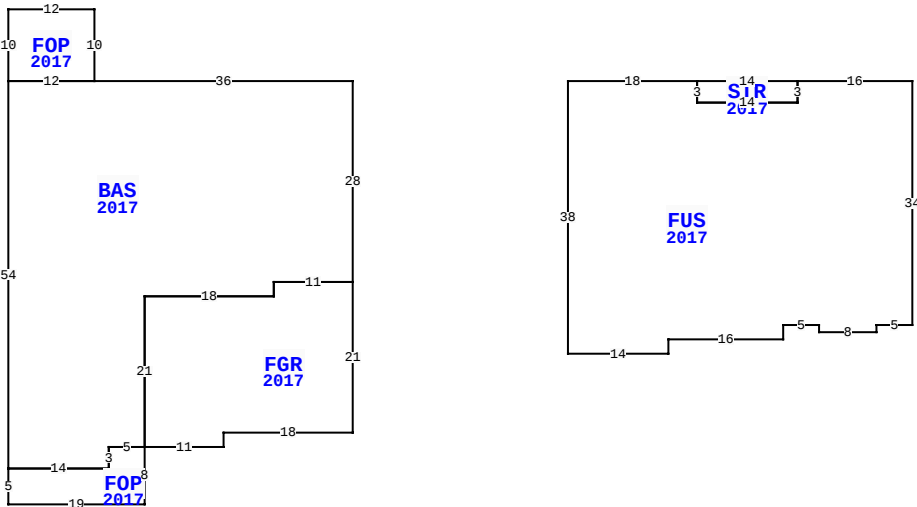




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
Exterior Wall		10	ABOVE AVG 100		0100	01	3,945	107.2575	96.80	381,876	2017	2017	0	0	0	2.00	98.00	VALUATION BY		STANDARD												
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2021										Heated Area: 3545				HX Base Yr 2021						Tax Group: 4		Tax Dist:					
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										374,238							
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										51,756							
Interior Floo		11	CLAY TILE 50												TOTAL LAND VALUE - MARKET										75,000							
Interior Floo		14	CARPET 50												TOTAL MARKET VALUE										500,994							
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										136,754							
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										364,240							
Bedrooms			4 100												TOTAL EXEMPTION VALUE										HX HB		50,000					
Bathrooms			3.5 100												BASE TAXABLE VALUE										314,240							
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										500,994							
Stories		2.	2. 100												NCON VALUE										0							
Units			0 100		INCOME VALUE																											
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										428,182																	
Quality		04	Quality Level 04																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA												04																	
NEIGHBORHOOD/LOC		4144.00																														
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS		1,859	100	1,859	176,352																											
FGR		595	55	327	31,021																											
FOP		110	30	33	3,130																											
FOP		120	30	36	3,415																											
FUS		1,686	100	1,686	159,941																											
STR		42	10	4	379																											
TOTALS		4,412		3,945	374,238																											
EXTRA FEATURES					95238 TANGLEWOOD DR, 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		0812	CONCRETE C	0 100	0	0	1,156.00	SF	4.00	4.00	100	2017	2017	3	97	4,485																
2		0861	POOL GUNIT	0 100	0	0	315.00	SF	85.00	85.00	100	2018	2018	3	90	24,098																
3		0845	KOOL DECK	0 100	0	0	832.00	SF	7.25	7.25	100	2018	2018	3	98	5,911																
4		0911	SCRN RM A	0 100	0	0	1,147.00	SF	17.50	17.50	100	2018	2018	3	86	17,262																