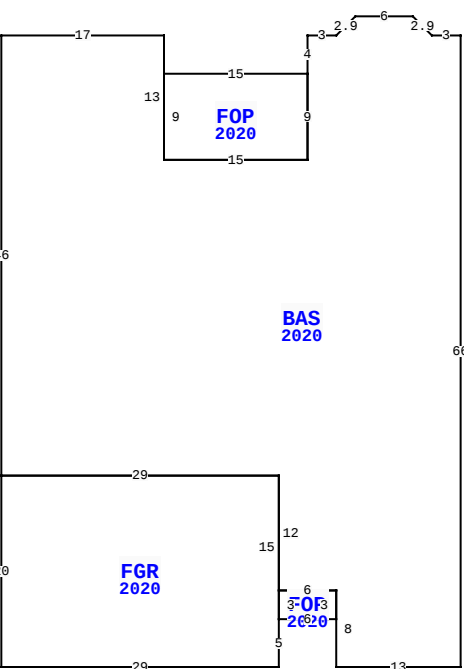
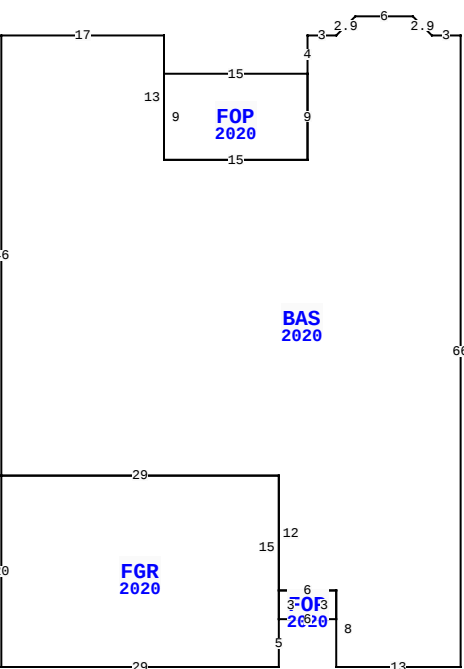




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																	
Exterior Wall	31	HARDIE BRD 100	0900	01	2,725	100.6560	119.53	325,719	2020	2020	0	0	0	0.50	99.50	VALUATION SUMMARY																	
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022										Heated Area: 2361					HX Base Yr 2022					STANDARD										
Roof Cover	03	COMP SHNGL 100											VALUATION BY					Tax Group: 4					Tax Dist:										
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE					324,090															
Interior Floo	11	CLAY TILE 50											TOTAL MARKET OB/XF VALUE					14,119															
Interior Floo	14	CARPET 50											TOTAL LAND VALUE - MARKET					75,000															
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					413,209															
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction					42,244															
Bedrooms	4	100											ASSESSED VALUE					370,965															
Bathrooms	3	100											TOTAL EXEMPTION VALUE					50,000															
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE					320,965															
Stories	1.	1. 100						TOTAL JUST VALUE					413,209																				
Units	0	100						NCON VALUE					0																				
Occupancy	00	NONE 100						INCOME VALUE					0																				
Quality								01	Quality Level 01					PREVIOUS YEAR MKT VALUE					360,160														
DOR CODE								0100	SINGLE FAMILY																								
MAP NUM									MKT AREA					04																			
NEIGHBORHOOD/LOC								4089.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE						TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,361	100						2,361	280,799																								
FGR	580	55	319	37,939																													
FOP	18	30	5	595																													
FOP	135	30	40	4,757																													
TOTALS					3,094		2,725	324,090																									
EXTRA FEATURES					95480 CREEKVILLE 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	0810	CONCRETE A	0 100	10 3	30.00	SF	6.50	6.50	100	2020	2020	3	99	193																			
2	0812	CONCRETE C	0 100	0 0	1,230.00	SF	4.00	4.00	100	2020	2020	3	99	4,871																			
3	0476	VF 6 SBPL	0 100	0 0	270.00	LF	32.00	32.00	100	2020	2020	3	98	8,467																			
4	0470	VNYL GATE	0 100	0 0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588																			