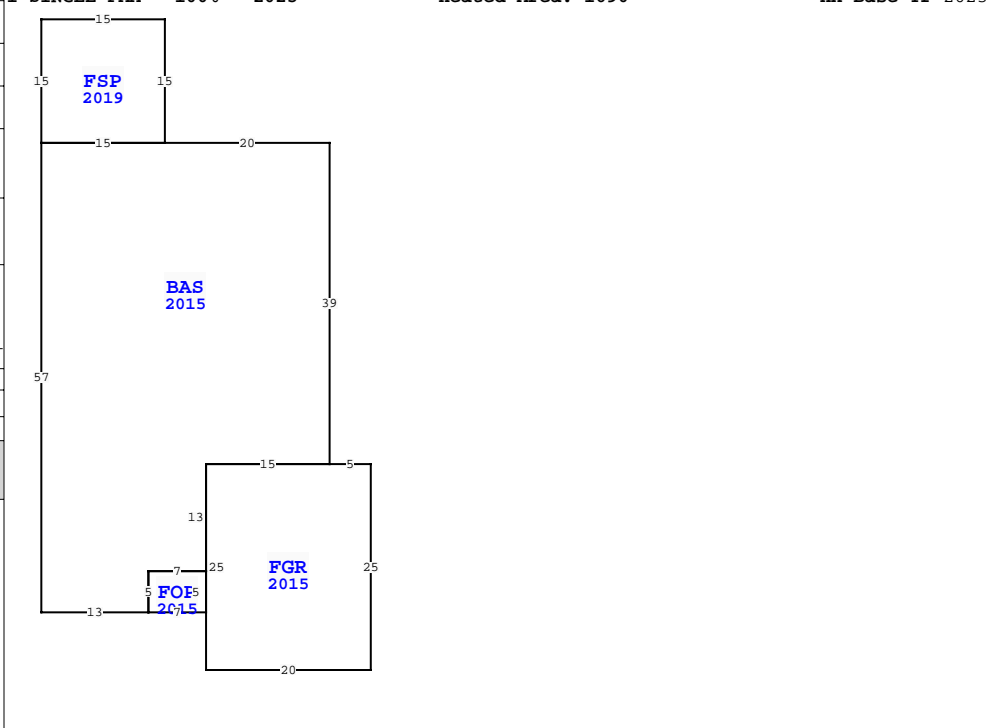


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,065	120.1382	108.42	223,887	2015	2015	0	0	0	96.90



Quality	06 Quality Level 06			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4107.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,690	100	1,690	177,550
FGR	500	55	275	28,892
FOP	35	30	10	1,050
FSP	225	40	90	9,456
TOTALS	2,450		2,065	216,947

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			216,947
TOTAL MARKET OB/XF VALUE			4,303
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			296,250
SOH/AGL Deduction			0
ASSESSED VALUE			296,250
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			246,250
TOTAL JUST VALUE			296,250
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			243,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530825	CO ISSUED	0	10/19/2015
B1530825	NEW CONSTR	219,675	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2008/1762	10/13/2015	SW	Q	I	01	243,000

GRANTOR: CYPRESS TRAILS LLC
GRANTEE: FOWLER JOHN A

EXTRA FEATURES 94231 PALM GARDEN 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	0811	CONCRETE B	0	100	0	792.00	SF	5.20	5.20	100	2015	2015	3	96	3,954	
2	0810	CONCRETE A	0	100	14	56.00	SF	6.50	6.50	100	2015	2015	3	96	349	

BUILDING NOTES	

BUILDING DIMENSIONS
FGR=[YR=2015] W5 BAS=[YR=2015] N39 W20 FSP=[YR=2019] N15 W15 S15 E15\$ W15 S57 E13 FOP=[YR=2015] E7 N5 W7 S5\$ N5 E7 N13 E15\$ W15 S25 E20 N25 \$.

LAND DESCRIPTION		TOTAL OB/XF														4,303								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							