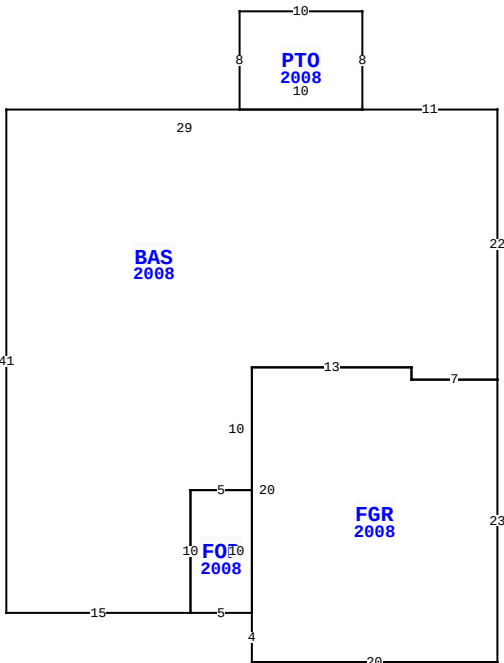


ROBBINS RICKY RAY &/OLSON GERALD
95175 TIMBERLAKE DR
FERNANDINA BEACH, FL 32034

37-3N-28-0740-0420-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4									
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		05		AVERAGE 100						0100	01	1,476	124.5420	112.40	165,902	2008	2008	0	0	0	6.50	93.50	VALUATION BY					STANDARD															
Roof Structur		03		GABLE/HIP 100						1 SINGLE FAM - 0% - 0														Heated Area: 1197										HX Base Yr									
Roof Cover		03		COMP SHNGL 100																																							
Interior Wall		05		DRYWALL 100																																							
Interior Floo		14		CARPET 70																																							
Interior Floo		08		SHT VINYL 30																																							
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																																							
Quality		05		Quality Level 05																																							
DOR CODE		0100		SINGLE FAMILY																																							
MAP NUM				MKT AREA						04																																	
NEIGHBORHOOD/LOC		4038.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,197	100	1,197	125,798																																							
FGR	473	55	260	27,324																																							
FOP	50	30	15	1,576																																							
PTO	80	5	4	421																																							
TOTALS	1,800		1,476	155,118																																							
EXTRA FEATURES					96091 YELLOWTAIL CT, YULEE																																						
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	0	0	0	600.00	SF 5.20	5.20	100	2008	2008	3	90	2,808																												