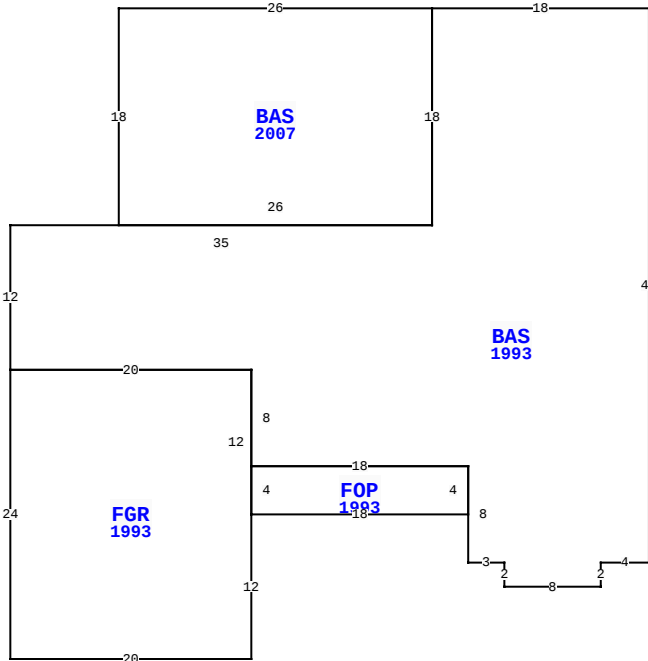




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 100		0100	01	2,114	122.8430	110.87	234,379	1991	2001	0	0	0	10.00	90.00	VALUATION BY																
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2020										Heated Area: 1828										STANDARD									
Roof Cover		03	COMP SHNGL 100												HX Base Yr 2020										Tax Group: 4									
Interior Wall		05	DRYWALL 100												Tax Dist:										BUILDING MARKET VALUE									
Interior Floor		13	LVT/LAMNT 50												TOTAL MARKET OB/XF VALUE										210,941									
Interior Floor		14	CARPET 50												TOTAL LAND VALUE - MARKET										20,670									
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										75,000									
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										306,611									
Bedrooms			3 100												ASSESSED VALUE										78,989									
Bathrooms			2 100												TOTAL EXEMPTION VALUE										227,622									
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										50,000									
Stories		1.	1. 100												TOTAL JUST VALUE										177,622									
Units		0	0 100												NCON VALUE										306,611									
Occupancy		00	NONE 100												INCOME VALUE										0									
					PREVIOUS YEAR MKT VALUE										277,402																			
Quality		06	Quality Level 06																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												04																			
NEIGHBORHOOD/LOC		4019.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,360	100	1,360	135,705																														
BAS	468	100	468	46,698																														
FGR	480	55	264	26,343																														
FOP	72	30	22	2,195																														
TOTALS		2,380		2,114	210,941																													
EXTRA FEATURES					96088 BARNWELL CIR, FERNANDINA BEACH										BLD DATE																			
															XF DATE																			
															LGL DATE																			
															LAND DATE																			
															AG DATE																			
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	0	1,040.00	SF	5.20	5.20	100	1991	1991	3	64	3,461																		
2	0811	CONCRETE B	0	100	0	0	1,750.00	SF	5.20	5.20	100	2001	2001	3	82	7,462																		
3	0855	CONC PAVER	0	100	0	0	270.00	SF	10.00	10.00	100	2001	2001	3	82	2,214																		
4	0525	GAZEBO	0	100	12	12	1.00	UT	7,500.00	7,500.00	100	2015	2015	3	81	6,075																		
5	0940	SHEDS/PORT	0	100	12	15	180.00	SF	30.00	30.00	100	2001	2001	3	20	1,080																		
6	0681	POLE SHED	0	100	7	12	84.00	SF	15.00	15.00	100	2001	2001	3	30	378																		
LAND DESCRIPTION										TOTAL OB/XF										20,670														
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			RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																