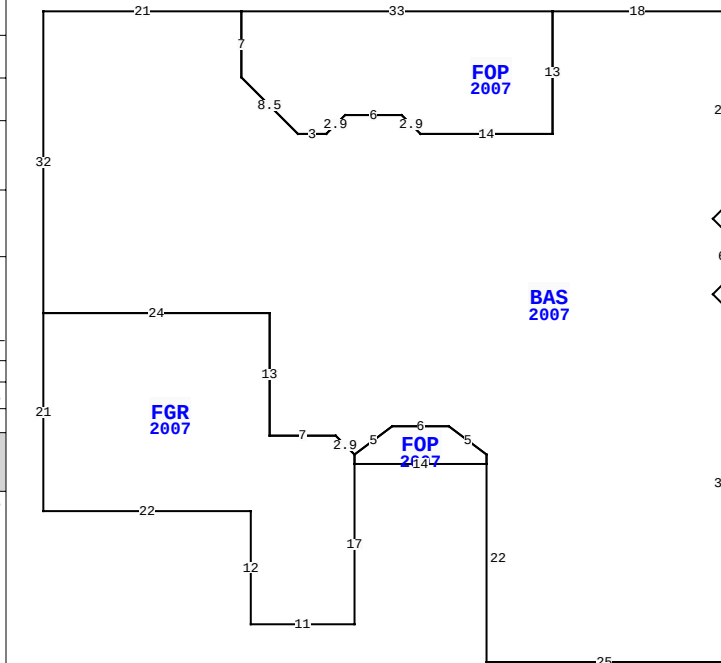


DEMACOS PHILIP DEAN
96367 GRANDE OAKS LN
FERNANDINA BEACH, FL 32034-1613

39-2N-28-0680-0068-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD																
Exterior Wall		17	CB STUCCO		100	9900	01	3,650	116.4375	138.27	504,686		2007	2007		0	0	7.50	92.50	Tax Group: 4		Tax Dist:													
Roof Structure		03	GABLE/HIP		100	1 SNGL FAM - 100% - 2014										Heated Area: 3131										HX Base Yr 2014									
Roof Cover		05	COMP SHNGL		100											BUILDING MARKET VALUE										466,835									
Interior Wall		05	DRYWALL		100											TOTAL MARKET OB/XF VALUE										65,854									
Interior Floor		11	CLAY TILE		50											TOTAL LAND VALUE - MARKET										93,500									
Interior Floor		13	CARPET		50											TOTAL MARKET VALUE										626,189									
Air Condition		04	CENTRAL		100											SOH/AGL Deduction										216,778									
Heating Type		04	AIR DUCTED		100											ASSESSED VALUE										409,411									
Bedrooms			4 100													TOTAL EXEMPTION VALUE										HX HB VX		55,000							
Bathrooms			3 100													BASE TAXABLE VALUE										354,411									
Frame		02	WOOD FRAME		100											TOTAL JUST VALUE										626,189									
Stories		1.	1. 100													NCON VALUE										0									
Units		0	0 100			INCOME VALUE																													
Occupancy		00	NONE		100	PREVIOUS YEAR MKT VALUE										531,063																			
Quality		06	Quality Level		06																														
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA		04																														
NEIGHBORHOOD/LOC		4069.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	3,131	100	3,131	400,454																															
FGR	706	55	388	49,625																															
FOP	44	30	13	1,663																															
FOP	395	30	118	15,092																															
TOTALS		4,276	3,650	466,835																															
EXTRA FEATURES										96367 GRANDE OAKS LN, 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	0855	CONC PAVER	0 100	0	0	1,744.00	SF	10.00	10.00	100	2007	2007	3	89	15,522																				
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220																				
3	0861	POOL GUNIT	0 100	0	0	420.00	SF	85.00	85.00	100	2010	2010	3	64	22,848																				
4	0911	SCRN RM A	0 100	50	24	1,200.00	SF	17.50	17.50	100	2010	2010	3	50	10,500																				
5	0855	CONC PAVER	0 100	0	0	1,333.00	SF	10.00	10.00	100	2010	2010	3	92	12,264																				
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2010	2010	3	50	500																				
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	50	1,000																				
LAND DESCRIPTION										TOTAL OB/XF										65,854															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.10	85,000.00	93,500.00	93,500																		