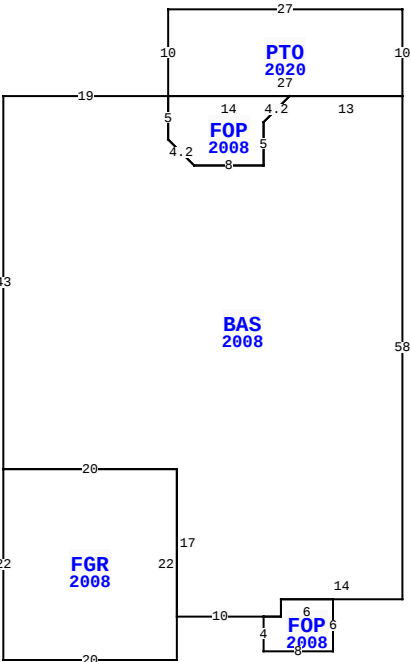


SPENCER THOMAS HARRISON
95470 SONOMA DRIVE
FERNANDINA BEACH, FL 32034

40-2N-28-225V-0001-0470

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																	
Exterior Wall	16	WD FR STUC 100								0100	01	2,599	105.5040	95.22	247,477	2008	2008	0	0	0	7.00	93.00																	
RooF Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2023										Heated Area: 2304										HX Base Yr 2023									
RooF Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 70																																					
Interior Floo	11	CLAY TILE 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.																																					
Units		0 100																																					
Occupancy	00	NONE 100																																					
Quality		03 Quality Level 03																																					
DOR CODE		0100 SINGLE FAMILY																																					
MAP NUM										MKT AREA		04																											
NEIGHBORHOOD/LOC		4068.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,304	100	2,304	204,030																																			
FGR	440	55	242	21,430																																			
FOP	44	30	13	1,151																																			
FOP	88	30	26	2,303																																			
PTO	270	5	14	1,240																																			
TOTALS		3,146		2,599		230,154																																	
EXTRA FEATURES										95470 SONOMA 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	0	647.00	SF	5.20	5.20	100	2008	2008	3	90	3,028																								
2	0476	VF 6 SBPL	0 100	0	0	190.00	LF	32.00	32.00	100	2009	2009	3	78	4,742																								
																		</																					