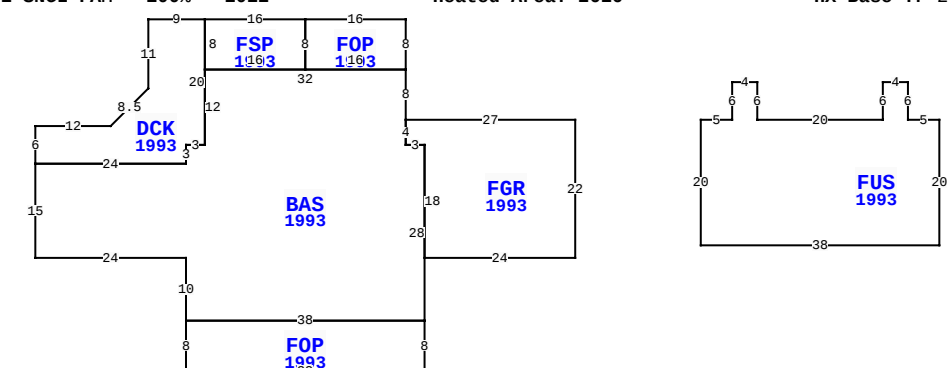


WASHECHEK TIFFANY
95329 CLEMENTS ROAD
FERNANDINA BEACH, FL 32034

41-2N-28-0000-0009-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
Exterior Wall	12	CEDAR 100	0900	01	3,125	107.8240	128.04	400,125	1988	1988	0	0	17.00	83.00	VALUATION BY					STANDARD												
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022										Heated Area: 2616					HX Base Yr 2022					Tax Group: 4					Tax Dist:				
Roof Cover	05	COMP SHNGL 100											BUILDING MARKET VALUE					332,104														
Interior Wall	03	DRYWALL 100											TOTAL MARKET OB/XF VALUE					11,512														
Interior Floor	14	CARPET 60											TOTAL LAND VALUE - MARKET					376,350														
Interior Floor	11	CLAY TILE 40											TOTAL MARKET VALUE					719,966														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					335,506														
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE					384,460																								
Bedrooms		3 100	TOTAL EXEMPTION VALUE					HX HB WX					55,000																			
Bathrooms		3 100	BASE TAXABLE VALUE					329,460																								
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE					719,966																								
Stories	1.5	1.5 100	NCON VALUE					0																								
Units		0 100	INCOME VALUE																													
BUD8 Adjustme	04	DIST 01 100	PREVIOUS YEAR MKT VALUE					511,439																								
Occupancy	00	NONE 100																														
Quality		03	Quality Level 03																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA										04																			
NEIGHBORHOOD/LOC		4005.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,808	100	1,808	192,142																												
DCK	324	10	32	3,401																												
FGR	540	55	297	31,563																												
FOP	128	30	38	4,039																												
FOP	304	30	91	9,671																												
FSP	128	40	51	5,420																												
FUS	808	100	808	85,868																												
TOTALS		4,040		3,125	332,104																											
EXTRA FEATURES										95329 CLEMENTS RD, FERNANDINA BEACH																						
										BLD DATE										LGL DATE												
										XF DATE										LAND DATE												
										INC 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320																	
2	0810	CONCRETE A	0 100	0	0	184.00	SF	6.50	6.50	100	1988	1988	3	57	682																	
3	0810	CONCRETE A	0 100	0	0	349.00	SF	6.50	6.50	100	1988	1988	3	57	1,293																	
4	0810	CONCRETE A	0 100	10	12	120.00	SF	6.50	6.50	100	1988	1988	3	57	445																	
5	0300	BOAT DCK W	0 100	45	4	180.00	SF	24.00	24.00	100	1988	1988	3	20	864																	
6	0681	POLE SHED	0 100	30	41	1,230.00	SF	9.00	9.00	100	1988	1988	3	20	2,214																	
7	0201	BARN WD 10	0 100	20	41	820.00	SF	17.00	17.00	100	1988	1988	3	20	2,788																	
8	0681	POLE SHED	0 100	20	10	200.00	SF	11.25	11.25	100	2000	2000	3	29	653																	
9	0681	POLE SHED	0 100	32	12	384.00	SF	11.25	11.25	100	2000	2000	3	29	1,253																	
LAND DESCRIPTION										TOTAL OB/XF										11,512												
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	000115	C	SFR ACRES	100		OR	0.00	0.00	6.21	AC		1.00	1.00	0.80	75,000.00	60,000.00	372,600															
2	009530	C	POND	0		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,750															