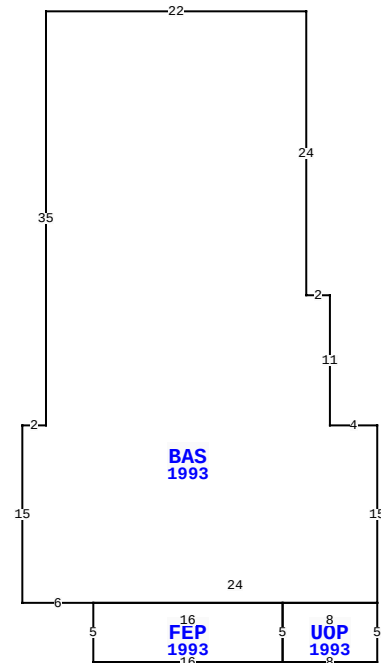
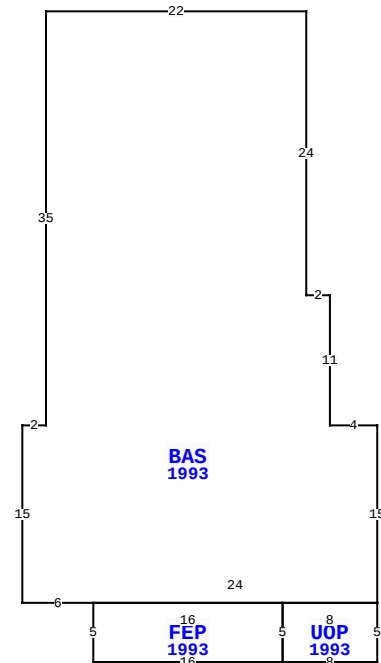


LANDRUM JAMES
879 DIANE DRIVE
FERNANDINA BEACH, FL 32034

41-3N-26-0000-0002-0020

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		03	VINYL 100							0100	01	1,314	95.2432	85.96	112,951	1945	1945	0	0	0	26.50	73.50	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 0% - 2023										Heated Area: 1242					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE					83,019									
Interior Wall		03	PLASTER 80																						TOTAL MARKET OB/XF VALUE					5,696									
Interior Wall		04	PLYWOOD 20																						TOTAL LAND VALUE - MARKET					124,450									
Interior Floo		14	CARPET 70																						TOTAL MARKET VALUE					213,165									
Interior Floo		08	SHT VINYL 30																						SOH/AGL Deduction					0									
Air Condition		01	NONE 100																						ASSESSED VALUE					213,165									
Heating Type		02	CONVECTION 100																						TOTAL EXEMPTION VALUE					0									
Bedrooms			2 100																						BASE TAXABLE VALUE					213,165									
Bathrooms			1 100																						TOTAL JUST VALUE					213,165									
Frame		02	WOOD FRAME 100																						NCON VALUE					0									
Stories		1.	1. 100							INCOME VALUE					0																								
Units			0 100																																				
BUD8 Adjustme		04	DIST 01 100							PREVIOUS YEAR MKT VALUE					116,040																								
Quality		02	Quality Level 02							XF0B:1:1: MISC SHEDS= NV																													
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA				04																																
NEIGHBORHOOD/LOC		4053.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,242	100	1,242	78,470																																			
FEP	80	80	64	4,043																																			
UOP	40	20	8	506																																			
TOTALS		1,362	1,314	83,019																																			
EXTRA FEATURES										852034 US HWY 17, YULEE										BLD DATE				LGL DATE		05/07/2014		MF											
										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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1945	1945	3	20	700																							
2	0510	GARAGE WD-	0	0	18	18	324.00	SF	35.00	35.00	100	1937	1937	3	20	2,268																							
3	0940	SHEDS/PORT	0	0	10	28	280.00	SF	30.00	30.00	100	1968	1968	3	20	1,680																							
4	0681	POLE SHED	0	0	10	28	280.00	SF	15.00	15.00	100	1973	1973	3	20	840																							
6	0751	UOP	0	0	10	8	80.00	SF	10.00	10.00	100	1997	1997	3	26	208																							
																	</																						