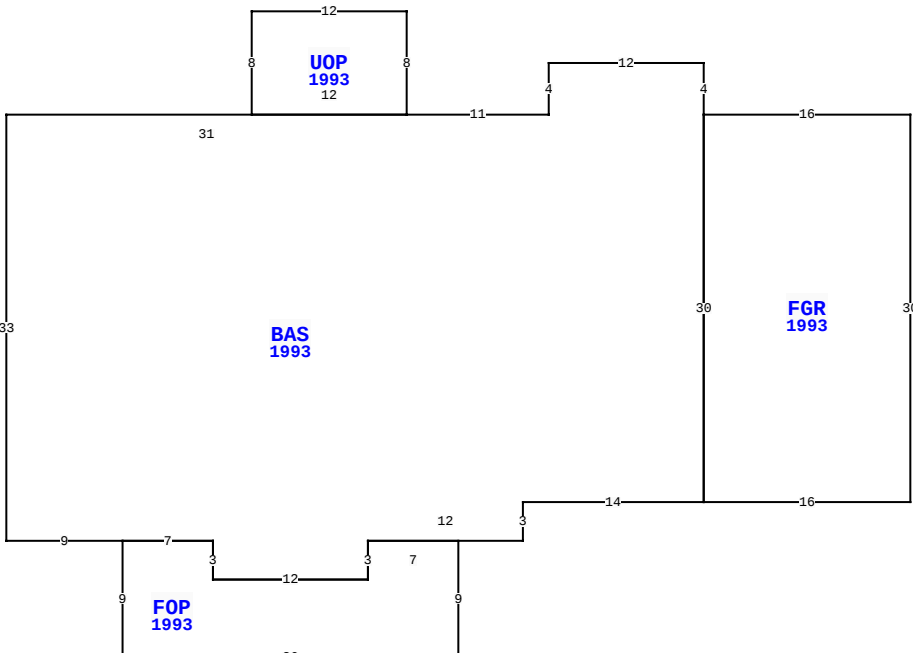


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall		19	COMMON BRK 100							0100	01	2,166	119.5600	107.90	233,711	1990	1990	0	0	0	26.00	74.00	VALUATION BY		STANDARD											
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 1997													Heated Area: 1824		HX Base Yr 1997											
Roof Cover		03	COMP SHNGL 100																								BUILDING MARKET VALUE		172,946							
Interior Wall		05	DRYWALL 100																								TOTAL MARKET OB/XF VALUE		17,142							
Interior Floo		14	CARPET 90																								TOTAL LAND VALUE - MARKET		114,000							
Interior Floo		08	SHT VINYL 10																								TOTAL MARKET VALUE		304,088							
Air Condition		03	CENTRAL 100																								SOH/AGL Deduction		140,326							
Heating Type		04	AIR DUCTED 100																								ASSESSED VALUE		163,762							
Bedrooms			3 100																								TOTAL EXEMPTION VALUE		HX HB		50,000					
Bathrooms			2 100																								BASE TAXABLE VALUE		113,762							
Frame		02	WOOD FRAME 100																								TOTAL JUST VALUE		304,088							
Stories			1. 1. 100																								NCON VALUE		0							
Units			0 100							INCOME VALUE																										
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE		239,568																								
Quality		03	Quality Level 03																																	
DOR CODE		0100	SINGLE FAMILY																																	
MAP NUM			MKT AREA				04																													
NEIGHBORHOOD/LOC		4048.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,824	100	1,824	145,639																																
FGR	480	55	264	21,080																																
FOP	198	30	59	4,711																																
UOP	96	20	19	1,517																																
TOTALS		2,598		2,166	172,946																															
EXTRA FEATURES					85001 DUSTY LN, YULEE										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	0810	CONCRETE A	0 100	0 0	666.00	SF	6.50	6.50	100	1990	1990	3	62	2,684																						
2	0940	SHEDS/PORT	0 100	8 16	128.00	SF	30.00	30.00	100	1990	1990	3	20	768																						
3	0811	CONCRETE B	0 100	0 0	592.00	SF	5.20	5.20	100	1992	1992	3	66	2,032																						
4	0910	SCRN RM L	0 100	27 37	999.00	SF	15.00	15.00	100	1997	1997	3	20	2,997																						
5	0845	KOOL DECK	0 100	0 0	608.00	SF	7.25	7.25	100	1997	1997	3	75	3,306																						
6	0861	POOL GUNIT	0 100	0 0	300.00	SF	85.00	85.00	100	1997	1997	3	21	5,355																						
LAND DESCRIPTION															TOTAL OB/XF 17,142																					
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	1.50	AC		1.00	1.00	0.95	80,000.00	76,000.00	114,000																			