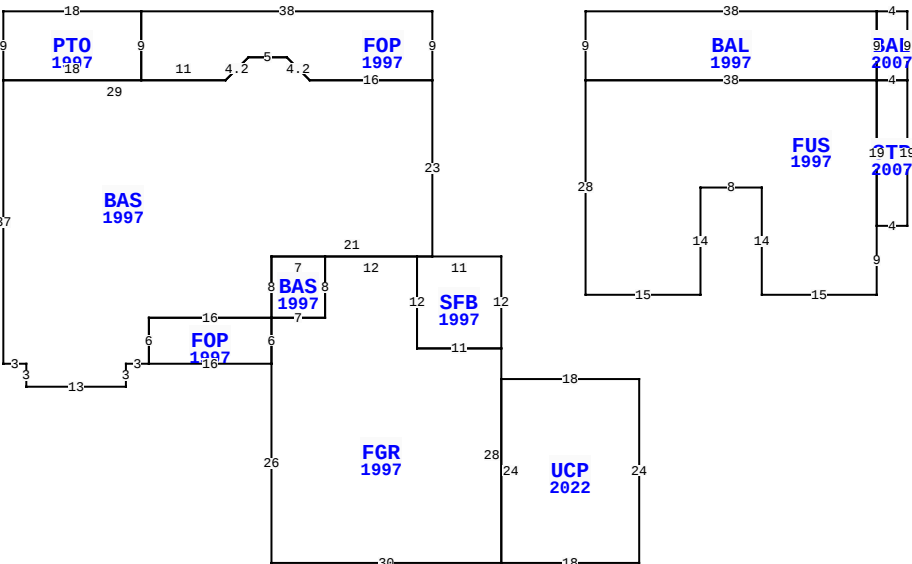


GAMBLE ANDREW C
85022 AVANT ROAD
YULEE, FL 32097

43-2N-27-4640-0001-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY																							
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
Exterior Wall		20	FACE BRICK 70							0900	01	3,698	104.8005	124.45	460,216	1997	1997	0	0	0	16.73	83.27											
Exterior Wall		10	ABOVE AVG 30							1 SNGL FAM - 100% - 1998														Heated Area: 2859 HX Base Yr 1998									
Roof Structur		03	GABLE/HIP 100																														
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			2.5 100																														
Frame		02	WOOD FRAME 100																														
Stories		2.	2. 100																														
Units			0 100																														
Occupancy		00	NONE 100																														
Quality		04	Quality Level 04																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA				04																										
NEIGHBORHOOD/LOC		4082.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAL	342	15	51	5,285																													
BAL	36	15	5	518																													
BAS	56	100	56	5,803																													
BAS	1,745	100	1,745	180,833																													
FGR	1,012	55	557	57,722																													
FOP	96	30	29	3,005																													
FOP	318	30	95	9,845																													
FUS	952	100	952	98,655																													
PTO	162	5	8	829																													
SFB	132	80	106	10,985																													
TOTALS	5,359		3,698	383,222																													
EXTRA FEATURES										85022 AVANT RD, YULEE																							
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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835																		
3	0812	CONCRETE C	0 100	0	0	1,057.00	SF	4.00	4.00	100	1997	1997	3	75	3,171																		
5	0812	CONCRETE C	0 100	0	0	2,396.00	SF	4.00	4.00	100	1998	1998	3	77	7,380																		
6	0920	CWALL-WD/M	0 100	0	0	116.00	LF	195.00	195.00	100	1999	1999	3	20	4,524																		
7	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2005	2005	3	27	675																		
8	0825	BRICK	0 100	0	0	300.00	SF	12.50	12.50	100	1998	1998	3	93	3,488																		
9	0303	FLT DOCK W	0 100	19	8	152.00	SF	26.00	26.00	100	2005	2005	3	44	1,739																		
10	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	27	621																		
11	0300	BOAT DCK W	0 100	0	0	738.00	SF	40.00	40.00	100	2005	2005	3	44	12,989																		
12	0317	DCK PLNG W	0 100	0	0	3.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	810																		
LAND DESCRIPTION										TOTAL OB/XF 38,232																							
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	000130	C	SFR WATER	100	0006	RS-1	105.00	250.00	105.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	262,500																
2	000130	C	SFR WATER	100		RS-1	40.00	285.00	40.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	100,000																

GAMBLE ANDREW C
85022 AVANT ROAD
YULEE, FL 32097

43-2N-27-4640-0001-0020

[illegible]