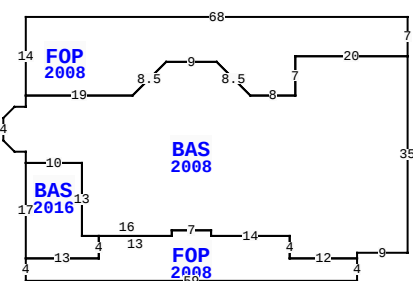
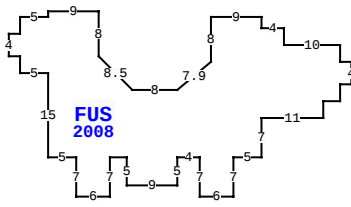


NETTLES JOSEPH & ANGELA
95286 NASSAU RIVER ROAD
FERNANDINA BEACH, FL 32034

44-2N-28-514M-0010-0000

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		31	HARDIE BRD 100		0900	01	3,521	115.9200	137.66	484,701	2008	2008		0	0	6.50	93.50	VALUATION BY		STANDARD																							
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2019													Heated Area: 3190													HX Base Yr 2019												
Roof Cover		13	STAND SEAM 100																																								
Interior Wall		05	DRYWALL 100																																								
Interior Floo		11	CLAY TILE 60																																								
Interior Floo		14	CARPET 40																																								
Air Condition		03	CENTRAL 100																																								
Heating Type		04	AIR DUCTED 100																																								
Bedrooms			6 100																																								
Bathrooms			4 100																																								
Frame		02	WOOD FRAME 100																																								
Stories		2.	2. 100																																								
Units		0	100																																								
Occupancy		00	NONE 100																																								
Quality		03	Quality Level 03																																								
DOR CODE		0100	SINGLE FAMILY																																								
MAP NUM			MKT AREA															04																									
NEIGHBORHOOD/LOC		4064.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,896	100	1,896	244,038																																							
BAS	182	100	182	23,425																																							
FOP	379	30	114	14,673																																							
FOP	722	30	217	27,930																																							
FUS	1,112	100	1,112	143,128																																							
TOTALS		4,291		3,521	453,195																																						
EXTRA FEATURES					95286 NASSAU RIVER RD, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255																												
2	0811	CONCRETE B	0 100	0	0	2,172.00	SF	5.20	5.20	100	2008	2008	3	90	10,165																												
3	0911	SCRN RM A	0 100	31	68	2,108.00	SF	17.50	17.50	100	2011	2011	3	55	20,290																												
4	0861	POOL GUNIT	0 100	38	15	570.00	SF	85.00	85.00	100	2011	2011	3	68	32,946																												
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	55	550																												
6	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00	100	2011	2011	3	55	3,168																												
7	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	2011	2011	3	68	13,709																												
8	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	2012	2012	3	60	2,592																												
9	0940	SHEDS/PORT	0 100	6	6	36.00	SF	60.00	60.00	100	2012	2012	3	60	1,296																												
10	0811	CONCRETE B	0 100	0	0	2,695.00	SF	5.20	5.20	100	2012	2012	3	94	13,173																												
LAND DESCRIPTION					TOTAL OB/XF										101,144																												
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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	45,000.00	49,500.00	49,500																										

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4										
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
																								VALUATION BY										STANDARD										
																									Tax Group: 4										Tax Dist:									
																									BUILDING MARKET VALUE										453,195									
																									TOTAL MARKET OB/XF VALUE										115,090									
																									TOTAL LAND VALUE - MARKET										49,500									
																									TOTAL MARKET VALUE										617,785									
																									SOH/AGL Deduction										230,188									
																									ASSESSED VALUE										387,597									
																									TOTAL EXEMPTION VALUE										HX HB 50,000									
																									BASE TAXABLE VALUE										337,597									
																									TOTAL JUST VALUE										617,785									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										521,125									