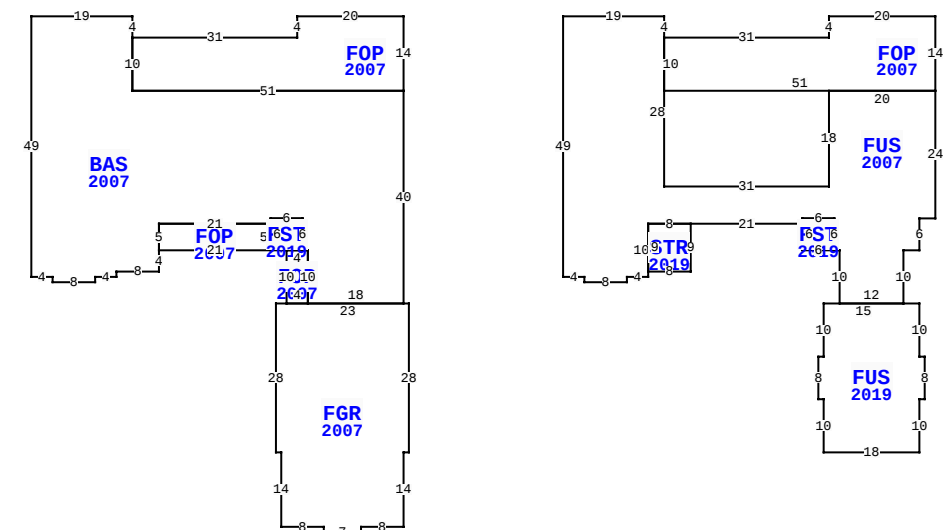




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																					
CONSTRUCTION					VALUATION SUMMARY																																	
Exterior Wall	16	WD FR STUC 50	0500	11	5,873	162.8946	232.12	1,363,241	2007	2007	0	0	0	7.50	92.50	VALUATION BY				STANDARD																		
Exterior Wall	23	REINF CONC 50	1 SFR CUST - 100% - 2008												Heated Area: 4862												HX Base Yr 2008											
Roof Structure	08	IRREGULAR 100																									Tax Group: 4				Tax Dist:							
Roof Cover	13	STAND SEAM 100													BUILDING MARKET VALUE				1,260,998																			
Interior Wall	05	DRYWALL 100													TOTAL MARKET OB/XF VALUE				162,210																			
Interior Floor	12	HARDWOOD 70													TOTAL LAND VALUE - MARKET				695,800																			
Interior Floor	11	CLAY TILE 30													TOTAL MARKET VALUE				2,119,008																			
Air Condition	03	CENTRAL 100	SOH/AGL Deduction				521,682																															
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE				1,597,326																															
Bedrooms	4	100	TOTAL EXEMPTION VALUE				50,000																															
Bathrooms	5	100	BASE TAXABLE VALUE				1,547,326																															
			TOTAL JUST VALUE				2,119,008																															
			NCON VALUE				0																															
			INCOME VALUE																																			
			PREVIOUS YEAR MKT VALUE				1,628,523																															
Frame	03	MASONRY 100																																				
Stories	2.	2. 100																																				
Units	0	100																																				
Quality			04	Quality Level 04																																		
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	2,525	100	2,525	542,145																																		
FGR	1,029	55	566	121,527																																		
FOP	40	30	12	2,576																																		
FOP	105	30	32	6,871																																		
FOP	590	30	177	38,004																																		
FOP	590	30	177	38,004																																		
FST	36	55	20	4,294																																		
FST	36	55	20	4,294																																		
FUS	1,817	100	1,817	390,130																																		
FUS	520	100	520	111,649																																		
TOTALS	7,360		5,873	1,260,998																																		
EXTRA FEATURES					940842 OLD NASSAUVILLE RD, FERNANDINA												BLD DATE																					
																	LGL DATE																					
																	LAND 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	0300	BOAT DCK W	0	100	690	5	3,450.00	SF	40.00	40.00	100	2004	2004	3	40	55,200																						
2	0300	BOAT DCK W	0	100	20	12	240.00	SF	54.00	54.00	100	2004	2004	3	40	5,184																						
3	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2004	2004	3	24	552																						
4	0303	FLT DOCK W	0	100	22	10	220.00	SF	26.00	26.00	100	2004	2004	3	40	2,288																						
5	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2004	2004	3	24	960																						
6	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2006	2006	3	31	775																						
7	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00	85.00	100	2007	2007	3	52	16,575																						
8	0855	CONC PAVER	0	100	0	0	2,442.00	SF	10.00	10.00	100	2007	2007	3	89	21,734																						
9	0911	SCRN RM A	0	100	52	30	1,560.00	SF	17.50	17.50	100	2007	2007	3	35	9,555																						
10	0877	JACUZZI	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	35	1,750																						
LAND DESCRIPTION					TOTAL OB/XF												114,573																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			111.00	631.00	111.00	FF		1.00	1.00	0.90	3,500.00	3,150.00	349,650																					
2	000130	C	SFR WATER	100			115.00	661.00	115.00	FF		1.00	1.00	0.86	3,500.00	3,010.00	346,150																					
															</																							

WALL LIVING TRUST/WALL WILLIAM J TRUSTEE
940842 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

45-2N-28-549S-0008-0000

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