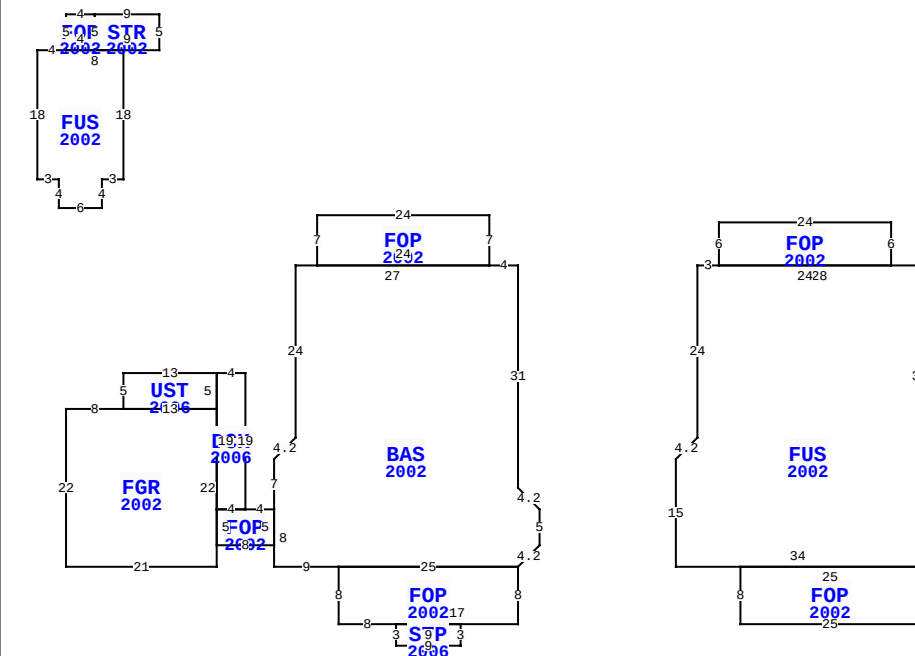


O'BRIEN SEAN JOSEPH & JULIE L
96268 PARK PLACE
FERNANDINA BEACH, FL 32034

46-3N-28-5065-0012-0000

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					0500	01	3,521	122.7600	174.93	615,929	2002	2008	0	0	0	6.50	93.50	VALUATION BY							
RooF Structur	08	IRREGULAR 100					1 SFR CUST - 0% - 2023													STANDARD							
RooF Cover	13	STAND SEAM 100					Heated Area: 2992													Tax Group: 4							
Interior Wall	05	DRYWALL 100					HX Base Yr													Tax Dist:							
Interior Floo	14	CARPET 60																		BUILDING MARKET VALUE							
Interior Floo	12	HARDWOOD 40																		TOTAL MARKET OB/XF VALUE							
Air Condition	03	CENTRAL 100																		TOTAL LAND VALUE - MARKET							
Heating Type	04	AIR DUCTED 100																		TOTAL MARKET VALUE							
Bedrooms		4 100																		SOH/AGL Deduction							
Bathrooms		4.5 100																		ASSESSED VALUE							
Frame	02	WOOD FRAME 100																		TOTAL EXEMPTION VALUE							
Stories	2.	2. 100																		BASE TAXABLE VALUE							
Units	0	0 100																		TOTAL JUST VALUE							
Occupancy	00	NONE 100																		NCON VALUE							
																			INCOME VALUE								
																			PREVIOUS YEAR MKT VALUE								
																			633,612								