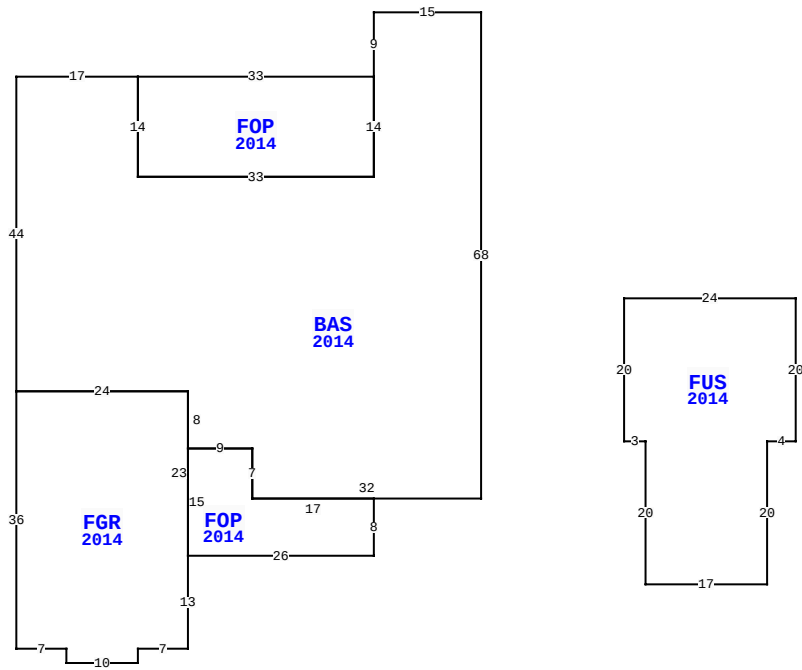


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	31	HARDIE BRD 90		0500	01	4,611	114.3284	162.92	751,224	2014	2014	0	0	0	3.55	96.45	VALUATION BY																
Exterior Wall	21	STONE 10		1 SFR CUST - 100% - 2019										Heated Area: 3905										HX Base Yr 2019									
Roof Structure	08	IRREGULAR 100												Tax Group: 4										Tax Dist:									
Roof Cover	03	COMP SHNGL 100												BUILDING MARKET VALUE										724,556									
Interior Wall	05	DRYWALL 80												TOTAL MARKET OB/XF VALUE										44,762									
Interior Wall	06	CUST PANEL 20												TOTAL LAND VALUE - MARKET										100,000									
Interior Floor	12	HARDWOOD 50												TOTAL MARKET VALUE										869,318									
Interior Floor	14	CARPET 50												SOH/AGL Deduction										307,541									
Air Condition	03	CENTRAL 100												ASSESSED VALUE										561,777									
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Bedrooms	3	100												BASE TAXABLE VALUE										511,777									
Bathrooms	4	100												TOTAL JUST VALUE										869,318									
Frame	02	WOOD FRAME 100		NCON VALUE										0																			
Stories	1.5	1.5 100		INCOME VALUE																													
Units	0	100		PREVIOUS YEAR MKT VALUE										662,432																			
Occupancy	00	NONE 100																															
Quality		06	Quality Level 06																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA		04																												
NEIGHBORHOOD/LOC		4022.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	3,085	100	3,085	484,765																													
FGR	884	55	486	76,368																													
FOP	271	30	81	12,729																													
FOP	462	30	139	21,842																													
FUS	820	100	820	128,851																													
TOTALS		5,522		4,611	724,556																												
EXTRA FEATURES					96053 HIGH POINTE DR, 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	0812	CONCRETE C	0	100	0	0	2,206.00	SF	4.00	4.00	100	2014	2014	3	95	8,383																	
2	0911	SCRN RM A	0	100	33	23	759.00	SF	17.50	17.50	100	2014	2014	3	70	9,298																	
3	0861	POOL GUNIT	0	100	0	0	160.00	SF	85.00	85.00	100	2014	2014	3	78	10,608																	
4	0855	CONC PAVER	0	100	0	0	600.00	SF	10.00	10.00	100	2014	2014	3	95	5,700																	
5	0940	SHEDS/PORT	0	100	12	14	168.00	SF	30.00	30.00	100	2014	2014	3	70	3,528																	
6	0681	POLE SHED	0	100	14	8	112.00	SF	15.00	15.00	100	2014	2014	3	78	1,310																	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	70	1,400																	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	97	3,395																	
9	0855	CONC PAVER	0	100	12	10	120.00	SF	10.00	10.00	100	2014	2014	3	95	1,140																	
LAND DESCRIPTION					TOTAL OB/XF 44,762																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	100,000.00	100,000.00	100,000																
</																																	