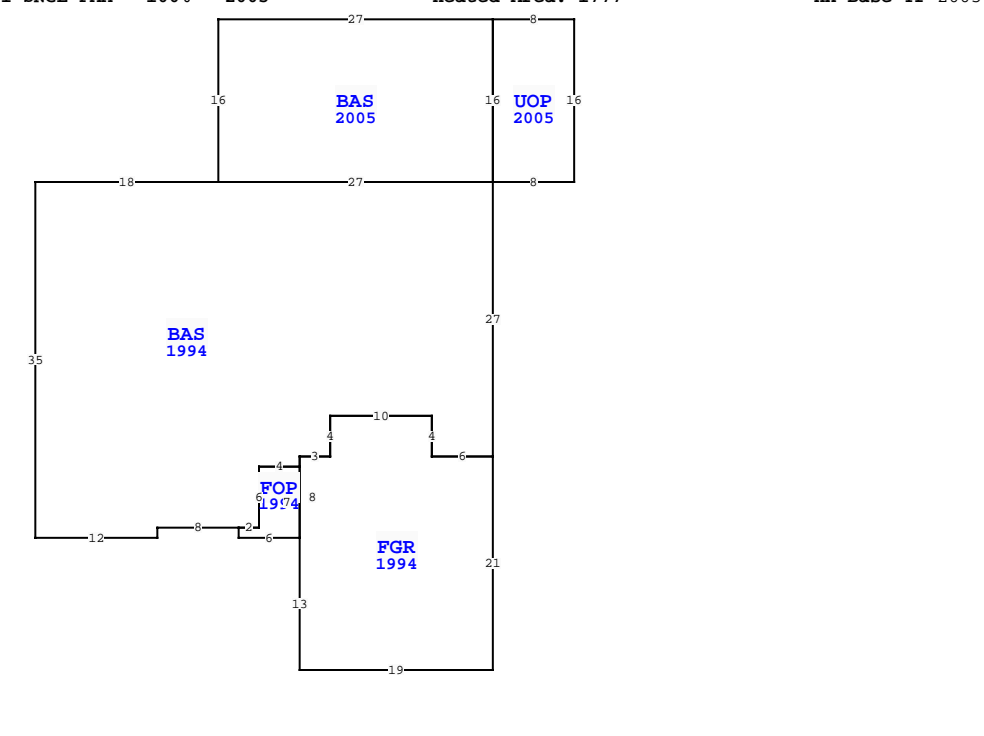


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	13 LVT/LAMNT 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,053	120.1382	150.17	308,299	1994	1996	0	0	13.25	86.75	



Quality	06 Quality Level 06			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 02			
NEIGHBORHOOD/LOC	2012.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,345	100	1,345	175,217
BAS	432	100	432	56,277
FGR	439	55	241	31,396
FOP	30	30	9	1,173
UOP	128	20	26	3,387
TOTALS	2,374		2,053	267,449

2466 CASHEN WOOD DR, FERNANDINA BEACH

EXTRA FEATURES																
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	0811	CONCRETE B	0 100	43	17	731.00	SF	5.20	5.20	100	1994	1994	3	68	2,585	
2	0810	CONCRETE A	0 100	19	4	76.00	SF	6.50	6.50	100	1994	1994	3	68	336	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	

TOTAL OB/XF												
5,581												

LAND DESCRIPTION																								
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

NASSAU COUNTY PROPERTY																								
PAGE 1 of 1																								
VALUATION SUMMARY																								
VALUATION BY															STANDARD									
Tax Group: 8															Tax Dist:									
BUILDING MARKET VALUE															267,449									
TOTAL MARKET OB/XF VALUE															5,581									
TOTAL LAND VALUE - MARKET															125,000									
TOTAL MARKET VALUE															398,030									
SOH/AGL Deduction															241,280									
ASSESSED VALUE															156,750									
TOTAL EXEMPTION VALUE															50,000									
BASE TAXABLE VALUE															106,750									
TOTAL JUST VALUE															398,030									
NCON VALUE															0									
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE															361,241									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509856	H/AC	400	06/01/2005
E0515111	ELEC OTHER	800	06/01/2005
R07242	REPAIR/RRF	800	02/01/2005
B00729	NEW CONSTR	84,300	01/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0980/0916	4/10/2001	WD	U	I	06	76,500

GRANTOR: SCHUSTER NANCY JO & B
GRANTEE: VOIT RONALD J JR &
0711/0065 8/11/1994 WD Q I 83,900
GRANTOR: ATLANTIC BUILDERS INC
GRANTEE: SCHUSTER NANCY JO &

BUILDING NOTES												
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BUILDING DIMENSIONS												
UOP=[YR=2005] W8 BAS=[YR=2005] W27 S16 BAS=[YR=1994] W18 S35 E12 N1 E8 FOP=[YR=1994] S1 E6 FGR=[YR=1994] S13 E19 N21 W6 N4 W10 S4 W3 S8\$ N7 W4 S6 W2\$ E2 N6 E4 N1 E3 N4 E10 S4 E6 N27 W27\$ E27 N16\$ S16 E8 N16\$.												