

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									
																						VALUATION BY STANDARD Tax Group: 5 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 0 TOTAL MARKET VALUE 0 SOH/AGL Deduction 0 ASSESSED VALUE 0 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 0 NCON VALUE 0 INCOME VALUE 0 PREVIOUS YEAR MKT VALUE 0									
DOR CODE										N. NOTE RECORD										PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM										MKT AREA 02										S/A99106 SIGN 25,000 02/01/1999											
NEIGHBORHOOD/LOC										2001.00										S/A99107 SIGN 30,000 02/01/1999											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											B983331 HOUSEMVING 2,500 03/11/1998																
TOTALS										844 SADLER RD, FERNANDINA BEACH										SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1064/1525 6/24/2002 QC U I 10 100 GRANTOR: FLAGSTAR ENTERPRISES GRANTEE: T J OF NASSAU INC 1056/1899 5/22/2002 TD U I 19 1,525,000 GRANTOR: COURSON CHARLES & EM GRANTEE: T J OF NASSAU INC											
EXTRA FEATURES										BLD DATE										LGL DATE											
										XF DATE										LAND DATE											
										INC 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	BUILDING NOTES														
																	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF										0											
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							