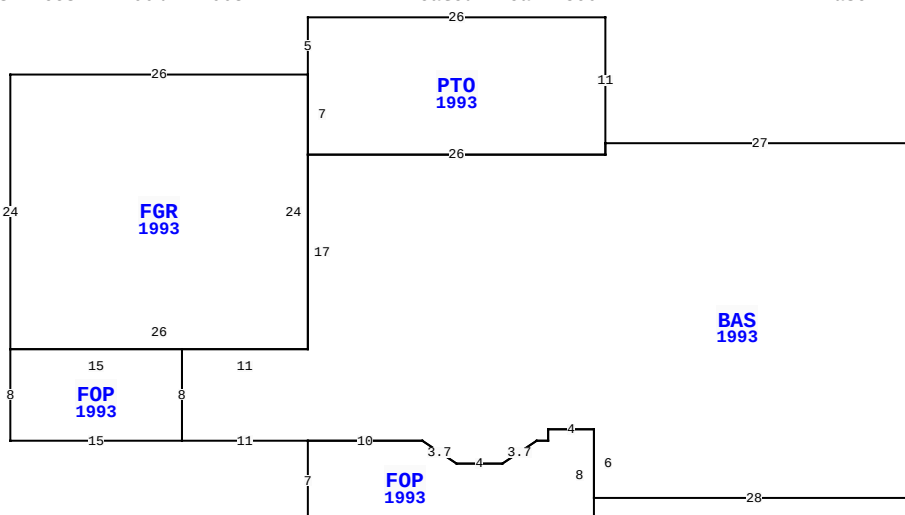


RAUER CARL J & CAROL
876 FOUNTAIN DR
FERNANDINA BEACH, FL 32034

00-00-30-0252-0010-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD															
Exterior Wall		05	AVERAGE 80		0500	01	2,035	108.9760	163.46	332,641	1986	1996	0	0	14.65	85.35	Tax Group: 8		Tax Dist:															
Exterior Wall		20	FACE BRICK 20		1 SFR CUST - 100% - 2008										Heated Area: 1590										HX Base Yr 2008									
Roof Structur		03	GABLE/HIP 100												BUILDING MARKET VALUE										283,909									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										17,622									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										120,000									
Interior Floo		14	CARPET 80												TOTAL MARKET VALUE										421,531									
Interior Floo		11	CLAY TILE 20												SOH/AGL Deduction										230,299									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										191,232									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Bedrooms			3 100												BASE TAXABLE VALUE										141,232									
Bathrooms			2.5 100												TOTAL JUST VALUE										421,531									
Frame		02	WOOD FRAME 100												NCON VALUE										0									
Stories		1.	1. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE										409,546																			
BUD8 Adjustme		05	DIST 1A 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA				02																											
NEIGHBORHOOD/LOC		2028.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,590	100	1,590	221,826																														
FGR	624	55	343	47,853																														
FOP	120	30	36	5,023																														
FOP	165	30	50	6,976																														
PTO	312	5	16	2,232																														
TOTALS		2,811	2,035	283,909																														
EXTRA FEATURES					876 FOUNTAIN DR, FERNANDINA BEACH										BLD DATE 02/12/2008 DJ					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																		
1	0812	CONCRETE C	0 100	0	0	1,786.00	SF	4.00	4.00	100	1986	1986	3	49.5	3,536																			
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100																			
3	0845	KOOL DECK	0 100	0	0	325.00	SF	7.25	7.25	100	1989	1989	3	57	1,343																			
4	0861	POOL GUNIT	0 100	0	0	461.00	SF	85.00	85.00	100	1989	1989	3	20	7,837																			
5	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1989	1989	3	20	384																			
6	0810	CONCRETE A	0 100	0	0	398.00	SF	6.50	6.50	100	1987	1987	3	52	1,345																			
7	0810	CONCRETE A	0 100	26	5	130.00	SF	6.50	6.50	100	1986	1986	3	49.5	418																			
8	0940	SHEDS/PORT	0 100	10	8	80.00	SF	18.30	18.30	100	2010	2010	3	45	659																			