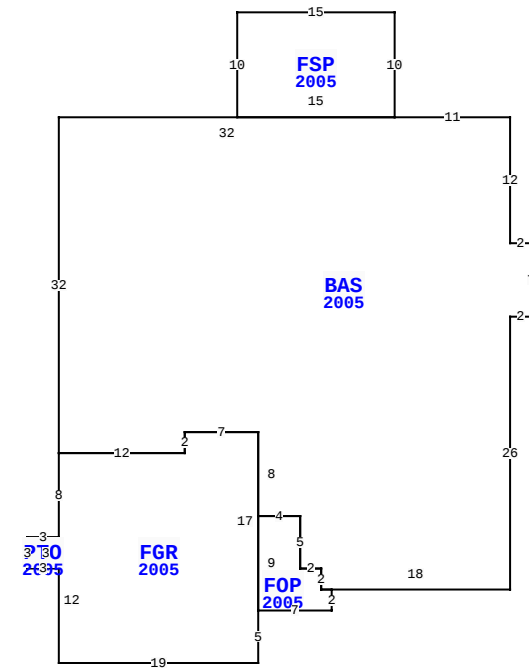


BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	8				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	16	WD FR STUC 70	0900	01	1,947	110.9360	138.67	269,990	2005	2005	0	0	0	10.35	89.65	VALUATION BY		STANDARD														
Exterior Wall	20	FACE BRICK 30	1 SNGL FAM - 100% - 2019										Heated Area: 1656										HX Base Yr 2019									
Roof Structure	03	GABLE/HIP 100															BUILDING MARKET VALUE		242,046													
Roof Cover	03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE		6,107													
Interior Wall	05	DRYWALL 100															TOTAL LAND VALUE - MARKET		200,000													
Interior Floor	13	LVT/LAMNT 80															TOTAL MARKET VALUE		448,153													
Interior Floor	11	CLAY TILE 20															SOH/AGL Deduction		158,866													
Air Condition	03	CENTRAL 100															ASSESSED VALUE		289,287													
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE		50,000													
Bedrooms		3 100															BASE TAXABLE VALUE		239,287													
Bathrooms		2 100															TOTAL JUST VALUE		448,153													
Frame	02	WOOD FRAME 100															NCON VALUE		0													
Stories	1.	1. 100															INCOME VALUE															
Units		0 100															PREVIOUS YEAR MKT VALUE		382,589													
Occupancy	00	NONE 100																														
Quality			03	Quality Level 03																												
DOR CODE			0100	SINGLE FAMILY																												
MAP NUM				MKT AREA		02																										
NEIGHBORHOOD/LOC			2027.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,656	100	1,656	205,870																												
FGR	394	55	217	26,977																												
FOP	46	30	14	1,740																												
FSP	150	40	60	7,459																												
PTO	9	5	0	0																												
TOTALS			2,255		1,947	242,046																										
EXTRA FEATURES			96161 MONTEGO BAY, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115																
2	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	100	2005	2005	3	86	2,791																
3	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2005	2005	3	86	201																
	</																															