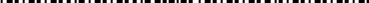


**VIJUK PROPERTIES LLC/
29 SALT MARSH DR
AMELIA ISLAND, FL 32034**



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		16	WD FR STUC 100		1602	04	16,602	87.9795	93.70	1,555,607	2001	2001		0	0	27.50	72.50	VALUATION BY													
Roof Structure		10	STEEL FRME 100		1 NBHD SHOP - 0% - 0													Heated Area: 15690													
Roof Cover		12	MODULAR MT 100															HX Base Yr													
Interior Wall		05	DRYWALL 100															CAN 22101													
Interior Floor		14	CARPET 90																												
Interior Floor		11	CLAY TILE 10																												
Ceiling		01	FIN.SUSPD 100																												
Air Condition		03	CENTRAL 100																												
Heating Type		04	AIR DUCTED 100																												
Fixtures			32 100																												
Frame		02	WOOD FRAME 100																												
Story Height			11 100																												
RMS			21 100																												
Stories		1.	1. 100																												
Units			0 100																												
Occupancy		00	NONE 100																												
Quality		03	Quality Level 03																												
DOR CODE		1600	COMMUNITY SHOPPING																												
MAP NUM			MKT AREA				02																								
NEIGHBORHOOD/LOC		2004.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																								
BAS		15,690		100	15,690		1,065,861																								
CAN		1,470		30	441		29,958																								
CAN		1,470		30	441		29,958																								
FST		30		50	15		1,019																								
FST		30		50	15		1,019																								
TOTALS		18,690			16,602		1,127,815																								
EXTRA FEATURES										1897 ISLAND WALK WAY, 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 0803		ASPHALT C		0	0	0	0	30,150.00		SF	2.00		2.00		100	2001	2001	3	50	30,150											
2 0400		CONC CURB		0	0	0	0	945.00		LF	15.00		15.00		100	2001	2001	3	85	12,049											
3 0402		CONC BUMPE		0	0	0	0	19.00		UT	25.00		25.00		100	2001	2001	3	85	404											
4 0978		SECURTY LT		0	0	0	0	11.00		UT	450.00		450.00		100	2001	2001	3	55	2,723											
5 0810		CONCRETE A		0	0	0	0	72.00		SF	6.50		6.50		100	2001	2001	3	80	374											