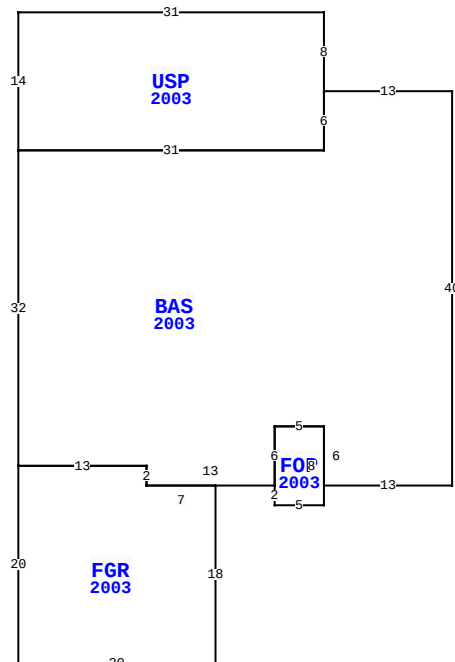




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																						
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD																									
Exterior Wall	10	ABOVE AVG 100	0900	01	1,872	122.7842	153.48	287,315	2003	2003	0	0	0	9.50	90.50	Tax Group: 8	Tax Dist:																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 2024										Heated Area: 1518					HX Base Yr					BUILDING MARKET VALUE										260,020									
Roof Cover	03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE										3,356														
Interior Wall	05	DRYWALL 100																TOTAL LAND VALUE - MARKET										125,000														
Interior Floo	14	CARPET 70																TOTAL MARKET VALUE										388,376														
Interior Floo	11	CLAY TILE 30																SOH/AGL Deduction										0														
Air Condition	03	CENTRAL 100																ASSESSED VALUE										388,376														
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE										0														
Bedrooms		3 100																BASE TAXABLE VALUE										388,376														
Bathrooms		2 100																TOTAL JUST VALUE										388,376														
Bathrooms		2 100																NCON VALUE										10,012														
Frame	02	WOOD FRAME 100																INCOME VALUE																								
Stories	1.	1. 100																PREVIOUS YEAR MKT VALUE										288,802														
Units	0	0 100																																								
Occupancy	00	NONE 100																																								
Quality		05	Quality Level 05																																							
DOR CODE		0100	SINGLE FAMILY																																							
MAP NUM			MKT AREA		02																																					
NEIGHBORHOOD/LOC		2013.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	1,518	100	1,518	210,850																																						
FGR	386	55	212	29,447																																						
FOP	40	30	12	1,667																																						
USP	434	30	130	18,057																																						
TOTALS		2,378		1,872	260,020																																					
EXTRA FEATURES										96178 SEA WINDS DR, 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	0811	CONCRETE B	0	0	0	0	665.00	SF	5.20		5.20	100	2003	2003	3	83	2,870																									
2	0810	CONCRETE A	0	0	0	0	90.00	SF	6.50		6.50	100	2003	2003	3	83	486																									