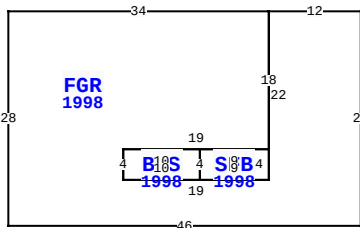
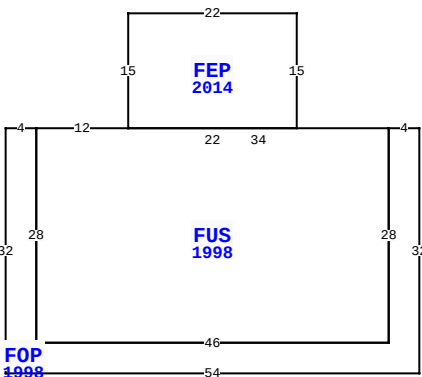
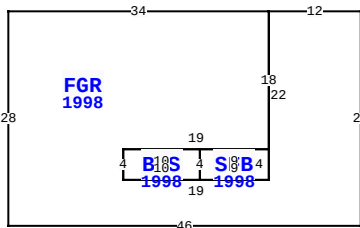
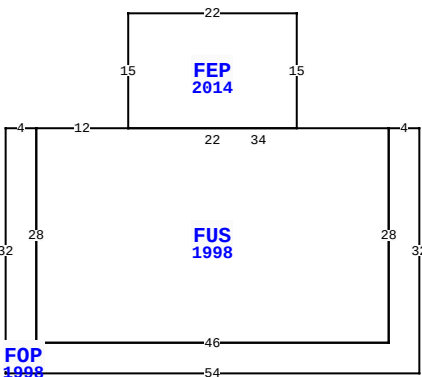
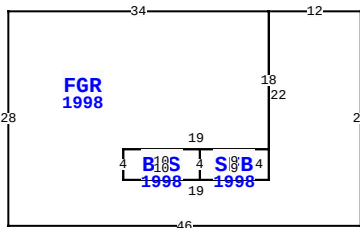
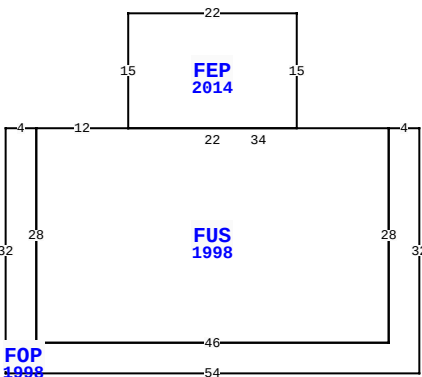
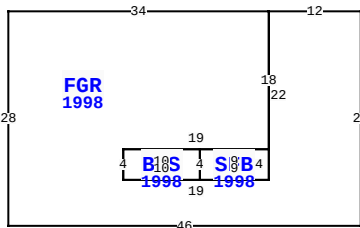
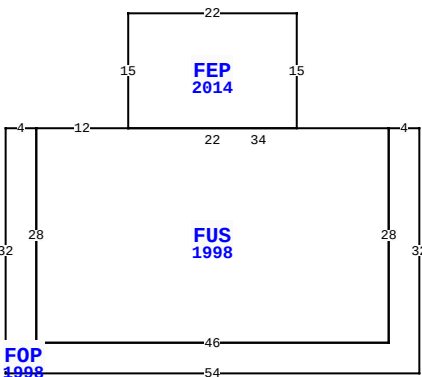
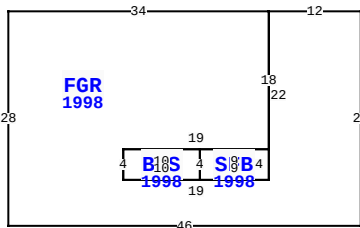
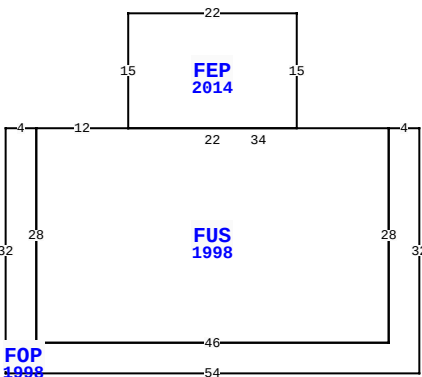


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																												
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																														
Exterior Wall		12	CEDAR 50		0100	01	2,420	135.5850	128.81	311,720	1998	1998	0	0	0	12.50	87.50	8																														
Exterior Wall		17	CB STUCCO 50		1 SINGLE FAM - 100% - 1999										Heated Area: 1357										HX Base Yr 1999																							
Roof Structur		03	GABLE/HIP 100																																													
Roof Cover		03	COMP SHNGL 100																																													
Interior Wall		05	DRYWALL 100																																													
Interior Floo		14	CARPET 70																																													
Interior Floo		15	HARDTILE 30																																													
Air Condition		03	CENTRAL 100																																													
Heating Type		04	AIR DUCTED 100																																													
Bedrooms		2	100																																													
Bathrooms		3	100																																													
Frame		02	WOOD FRAME 100																																													
Stories		2.	100																																													
Units		0	100																																													
Occupancy		00	NONE 100																																													
Quality		06	Quality Level 06																																													
DOR CODE		0100	SINGLE FAMILY																																													
MAP NUM			MKT AREA																						02																							
NEIGHBORHOOD/LOC		2019.00																																														
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE																					TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS		40	100																					40	4,508																							
FEP		330	80																					264	29,755																							
FGR		1,212	55	667	75,177																																											
FOP		440	30	132	14,878																																											
FUS		1,288	100	1,288	145,169																																											
SFB		36	80	29	3,268																																											
TOTALS		3,346	2,420	272,755	1973 CLINCH DR, FERNANDINA BEACH										<table><tr><td colspan="2">BLD DATE</td><td colspan="2"></td><td colspan="2">LGL DATE</td><td colspan="2"></td></tr><tr><td colspan="2">XF DATE</td><td colspan="2"></td><td colspan="2">LAND DATE</td><td colspan="2"></td></tr><tr><td colspan="2">INC DATE</td><td colspan="2"></td><td colspan="2">AG DATE</td><td colspan="2"></td></tr></table>										BLD DATE				LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE			
BLD DATE				LGL DATE																																												
XF DATE				LAND DATE																																												
INC DATE				AG DATE																																												
EXTRA FEATURES																																																
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	1241	WD DECK G	0 100	16	15	240.00	UT	15.53	15.53	100	1998	1998	3	26	969																																	
2	1241	WD DECK G	0 100	16	15	240.00	UT	15.53	15.53	100	1998	1998	3	26	969																																	
3	0810	CONCRETE A	0 100	4	6	24.00	SF	6.50	6.50	100	1998	1998	3	75	117																																	
4	1241	WD DECK G	0 100	7	5	35.00	UT	15.53	15.53	100	1998	1998	3	26	141																																	
5	1241	WD DECK G	0 100	0	0	43.00	UT	12.65	12.65	100	1998	1998	3	26	141																																	
6	1241	WD DECK G	0 100	10	6	60.00	UT	11.50	11.50	100	1998	1998	3	26	179																																	
7	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50	100	1998	1998	3	75	44																																	
8	0855	CONC PAVER	0 100	0	0	1,525.00	SF	10.00	10.00	100	2005	2005	3	86	13,115																																	
9	0861	POOL GUNIT	0 100	0	0	408.00	SF	85.00	85.00	100	2005	2005	3	40	13,872																																	
10	0810	CONCRETE A	0 100	25	5	125.00	SF	6.50	6.50	100	2005	2005	3	86	699																																	
LAND DESCRIPTION					TOTAL OB/XF										30,246																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																								
1	000116	C	SFR MARSH	100		RSF-2	0.00	0.00	1.28	AC		1.00	1.00	1.00	75,000.00	75,000.00	96,000																															

SUB OF SEC 30 PB 1/5

FERNANDINA BEACH, FL 32034

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