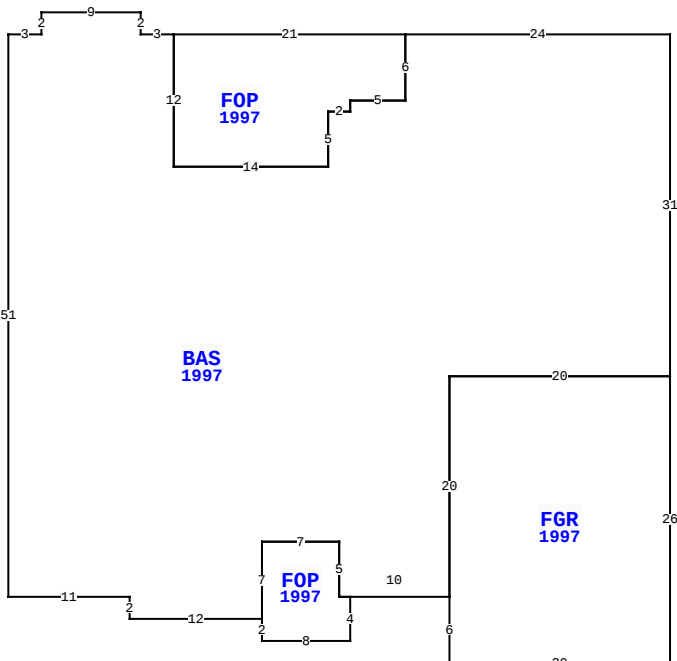


COWAN DEVON J & ROSEMARY
2918 EASTWIND DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-085C-0001-0000



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								0900	01	2,825	124.6416	155.80	440,135	1997	1997	0	0	0	13.00	87.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2019										Heated Area: 2455 HX Base Yr 2019												
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floo	14	CARPET 70																														
Interior Floo	11	CLAY TILE 30																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		4 100																														
Bathrooms		3 100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																														
Units	00	0 100																														
Occupancy	00	NONE 100																														
																																
Quality		06		Quality Level 06																												
DOR CODE		0100		SINGLE FAMILY																												
MAP NUM				MKT AREA 02																												
NEIGHBORHOOD/LOC		2031.00																														
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																								
BAS		2,455		100		2,455		332,765																								
FGR		520		55		286		38,766																								
FOP		67		30		20		2,711																								
FOP		212		30		64		8,675																								
TOTALS		3,254				2,825		382,917																								
EXTRA FEATURES										2918 EASTWIND 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	0500	FP-PRE FAB		0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800																
2	0812	CONCRETE C		0 100	0	0	1,279.00	SF	4.00	4.00	100	1997	1997	3	73	3,735																
3	0861	POOL GUNIT		0 100	0	0	365.00	SF	85.00	85.00	100	2002	2002	3	29	8,997																
4	0845	KOOL DECK		0 100	0	0	556.00	SF	7.25	7.25	100	2002	2002	3	82	3,305																
5	0877	JACUZZI		0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	200																
6	0910	SCRN RM L		0 100	23	42	966.00	SF	15.00	15.00	100	2002	2002	3	20	2,898																
LAND DESCRIPTION																		TOTAL OB/XF 21,935														
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	000100	C	SFR	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000															