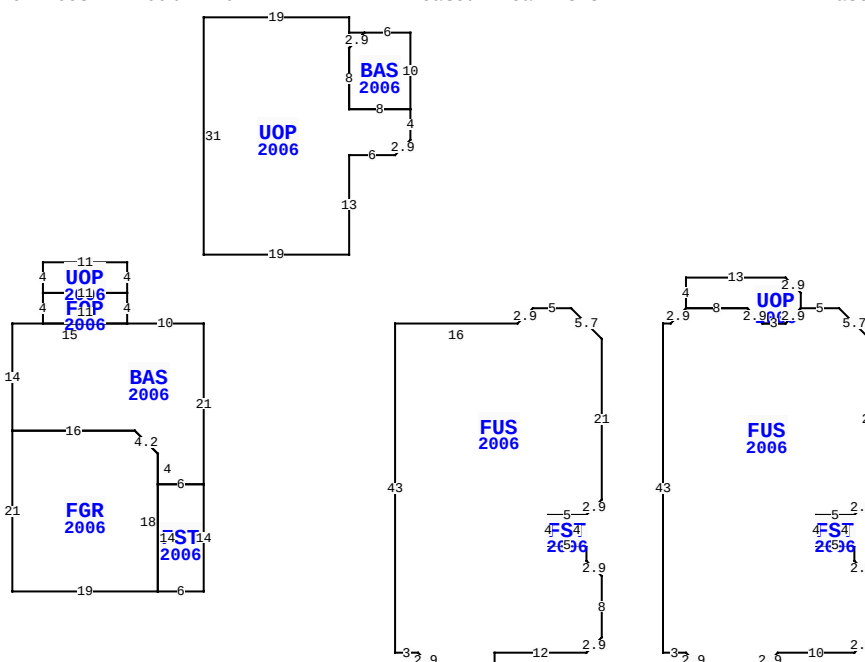


PLOEHN ROBERT H/LI JIANYONG
95016 SANDPIPER LOOP
FERNANDINA BEACH, FL 32034

00-00-30-2060-0015-0000

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	0	0	NORM	% COND	VALUATION SUMMARY							
Exterior Wall		17	CB STUCCO 100							0320	11	3,291	149.8938	142.40	468,638	2006	2006	0	0	0	0	8.50	91.50	VALUATION BY		STANDARD					
RooF Structur		01	FLAT 100							1 TOWNHOUSE - 100% - 2021 Heated Area: 2843 HX Base Yr 2021														Tax Group: 8		Tax Dist:					
RooF Cover		07	CONC TILE 100																					BUILDING MARKET VALUE		428,804					
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE		23,969					
Interior Floo		11	CLAY TILE 60																					TOTAL LAND VALUE - MARKET		450,000					
Interior Floo		12	HARDWOOD 40																					TOTAL MARKET VALUE		902,773					
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction		359,628					
Heating Type		04	AIR DUCTED 100							ASSESSED VALUE		543,145																			
Bedrooms			3 100							TOTAL EXEMPTION VALUE		HX HB 50,000																			
			3.5 100							BASE TAXABLE VALUE		493,145																			
Bathrooms			WOOD FRAME 100							TOTAL JUST VALUE		902,773																			
Frame		02								NCON VALUE		0																			
Stories		3.	3. 100							INCOME VALUE																					
Units			0 100							PREVIOUS YEAR MKT VALUE		905,276																			
Quality		05	Quality Level 05																												
DOR CODE		0100	SINGLE FAMILY																												
MAP NUM			MKT AREA				03																								
NEIGHBORHOOD/LOC		3004.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	78	100	78	10,163																											
BAS	397	100	397	51,728																											
FGR	395	55	217	28,274																											
FOP	44	30	13	1,694																											
FST	20	55	11	1,433																											
FST	20	55	11	1,433																											
FST	84	55	46	5,993																											
FUS	1,173	100	1,173	152,837																											
FUS	1,195	100	1,195	155,704																											
UOP	44	20	9	1,173																											
TOTALS	4,155		3,291	428,804																											
EXTRA FEATURES										95016 SANDPIPER LOOP, FERNANDINA BEACH FL 32110																					
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	0855	CONC PAVER	0 100	0	0	880.00	SF	10.00	10.00	100	2006	2006	3	87	7,656																
2	0855	CONC PAVER	0 100	41	4	164.00	SF	10.00	10.00	100	2006	2006	3	87	1,427																
3	0855	CONC PAVER	0 100	9	4	36.00	SF	10.00	10.00	100	2006	2006	3	87	313																
4	1123	CB 8"	0 100	0	0	266.00	SF	6.15	6.15	100	2006	2006	3	87	1,423																
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150																
6	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2006	2006	3	100	10,000																
LAND DESCRIPTION										TOTAL OB/XF										23,969											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RG-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	450,000.00	450,000.00	450,000														