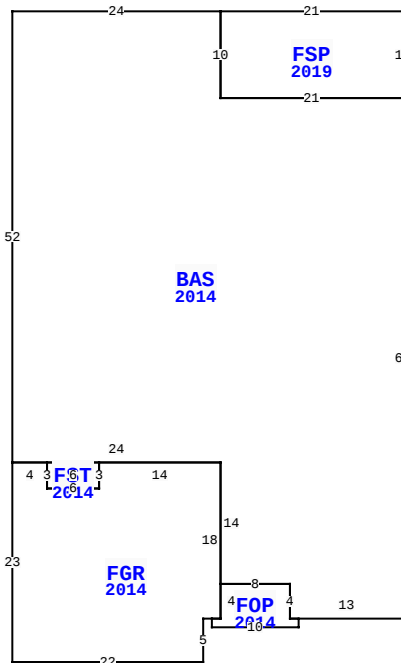


JONES MITCHELL LAWTON &/HARDIN LAURA LYNN
561 SPANISH WAY WEST
FERNANDINA BEACH, FL 32034

00-00-31-087I-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		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	16	WD FR STUC 100		0500	01	2,871	113.1760	186.74	536,131	2014	2014		0	0	4.50	95.50	VALUATION BY		STANDARD										
Roof Structur	08	IRREGULAR 100		1 SFR CUST - 100% - 2018													Heated Area: 2476		HX Base Yr 2018										
Roof Cover	03	COMP SHNGL 100																Tax Group: 2		Tax Dist:									
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE		512,005									
Interior Floo	11	CLAY TILE 80																TOTAL MARKET OB/XF VALUE		12,243									
Interior Floo	14	CARPET 20																TOTAL LAND VALUE - MARKET		150,000									
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE		674,248									
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction		251,569									
Bedrooms		3 100																ASSESSED VALUE		422,679									
Bathrooms		2.5 100																TOTAL EXEMPTION VALUE		HX HB		50,000							
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE		372,679									
Stories	1.	1. 100																TOTAL JUST VALUE		674,248									
Units	00	0 100		NCON VALUE		0																							
Occupancy	00	NONE 100		INCOME VALUE																									
				PREVIOUS YEAR MKT VALUE		641,269																							
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC		1079.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,476	100	2,476	441,561																									
FGR	524	55	288	51,361																									
FOP	42	30	13	2,319																									
FSP	210	40	84	14,980																									
FST	18	55	10	1,783																									
TOTALS		3,270	2,871	512,005	561 W SPANISH WAY, FERNANDINA BEACH																								
EXTRA FEATURES					BLD DATE										LGL DATE														
					XF DATE										LAND DATE														
					INC DATE										AG DATE														
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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920														
2	0855	CONC PAVER	0 100	0	0	560.00	SF	7.00	7.00	100	2014	2014	3	95	3,724														
3	0855	CONC PAVER	0 100	0	0	64.00	SF	7.00	7.00	100	2014	2014	3	95	426														
4	0855	CONC PAVER	0 100	0	0	643.00	SF	10.00	10.00	100	2016	2016	3	96	6,173														
LAND DESCRIPTION																													
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	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000												