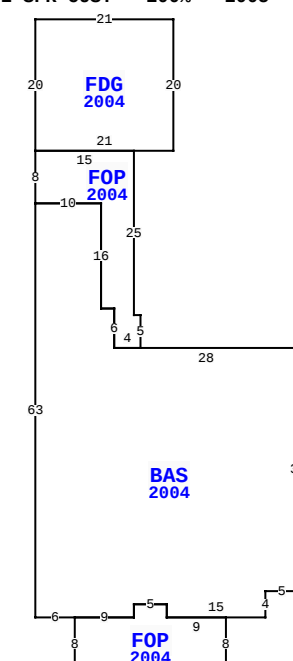


GUANDOLO GREGORY J & SALLY J
1904 PERIMETER PARK ROAD
FERNANDINA BEACH, FL 32034

00-00-31-102P-0014-0080

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		10	ABOVE AVG 100		0500	11	2,219	141.7599	212.64	471,848	2004	2004	0	0	9.00	91.00	VALUATION BY					STANDARD												
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2005										Heated Area: 1842										HX Base Yr 2005									
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										429,382									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										12,100									
Interior Floo		14	CARPET 70												TOTAL LAND VALUE - MARKET										200,000									
Interior Floo		15	HARDTILE 30												TOTAL MARKET VALUE										641,482									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										342,441									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										299,041									
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms			2 100												BASE TAXABLE VALUE										249,041									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										641,482									
Stories		1.	1. 100												NCON VALUE										0									
Units		0	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										517,483																			
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		1031.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,842	100	1,842	356,432																														
FDG	420	60	252	48,762																														
FOP	194	30	58	11,223																														
FOP	223	30	67	12,965																														
TOTALS		2,679	2,219	429,382																														
EXTRA FEATURES					1904 W PERIMETER PARK RD, 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	0825	BRICK	0 100	3	7	21.00	SF	12.50	12.50	100	2004	2004	3	96	252																			
2	0810	CONCRETE A	0 100	10	7	70.00	SF	6.50	6.50	100	2004	2004	3	84	382																			
3	0810	CONCRETE A	0 100	0	0	755.00	SF	6.50	6.50	100	2004	2004	3	84	4,122																			
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	64	192																			
5	0478	VF 6 SLAT	0 100	0	0	45.00	LF	15.00	15.00	100	2004	2004	3	64	432																			
6	0825	BRICK	0 100	0	0	560.00	SF	12.50	12.50	100	2004	2004	3	96	6,720																			
LAND DESCRIPTION					TOTAL OB/XF 12,100																													
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		R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000																	