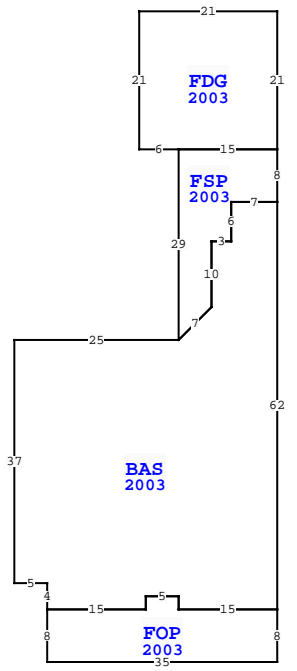


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	19	MARBLE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Occupancy	00	NONE	100
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
BAS	1,815	100	1,815
FDG	441	60	265
FOP	290	30	87
FSP	231	40	92
TOTALS	2,777		2,259
			464,487

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2005								
				Heated Area: 1815			HX Base Yr 2005				



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			464,487
TOTAL MARKET OB/XF VALUE			16,072
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			680,559
SOH/AGL Deduction			354,153
ASSESSED VALUE			326,406
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			271,406
TOTAL JUST VALUE			680,559
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			550,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032642	SWIM POOL	15,000	03/07/2003
20022008	NEW CONSTR	180,000	11/22/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1220/0932	4/06/2004	WD Q	Q	I		320,000
GRANTOR: WERLING PAUL J & KARE						
GRANTEE: GILTMIER FREDRICK &						
1092/0297	11/05/2002	WD Q	Q	V		58,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: WERLING PAUL J & KA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0861	POOL GUNIT	0	100	10	100.00	SF	85.00	85.00	100	2003
2	0875	HOT TUB	0	100	0	1.00	UT	1,200.00	1,200.00	100	2003
3	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2003
4	0855	CONC PAVER	0	100	0	350.00	SF	10.00	10.00	100	2003
5	0910	SCRN RM L	0	100	30	750.00	SF	15.00	15.00	100	2003
6	0855	CONC PAVER	0	100	6	150.00	SF	19.00	19.00	100	2003
7	0819	CONC 12"	0	100	2	14.00	SF	9.50	9.50	100	2003
8	0810	CONCRETE A	0	100	14	84.00	SF	6.50	6.50	100	2003
9	0810	CONCRETE A	0	100	0	792.00	SF	6.50	6.50	100	2003
10	0877	JACUZZI	0	100	0	1.00	UT	1,000.00	1,000.00	100	2003

BUILDING NOTES											
BUILDING DIMENSIONS											
1512 GARDENIA ST, FERNANDINA BEACH											
FDG=[YR=2003] W21 S21 E6 FSP=[YR=2003] S29 BAS=[YR=2003] W25 S37 E5 S4 FOP=[YR=2003] S8 E35 N8 W15 N2 W5 S2 W15 \$ E15 N2 E5 S2 E15 N62 W7 S6 W3 S10 D5 L5 \$ U5 R5 N10 E3 N6 E7 N8 W15 \$ E15 N21 \$ .											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							