

JCJ IRREVOCABLE TRUST/JONES JAMES C III TRUSTEE
P O BOX 2266
WAYCROSS, GA 31501

00-00-31-128A-0060-0000

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		14	WD SHINGLE 60			0500	01	6,449	109.3260	163.99		1,057,572		2005		2005		0		0		9.00		91.00		VALUATION BY																													
Exterior Wall		17	CB STUCCO 40			1 SFR CUST - 0% - 0										Heated Area: 5617										HX Base Yr										STANDARD																			
Roof Structur		03	GABLE/HIP 100																																	Tax Group: 2										Tax Dist:									
Roof Cover		03	COMP SHNGL 100																																	BUILDING MARKET VALUE										962,391									
Interior Wall		05	DRYWALL 100																																	TOTAL MARKET OB/XF VALUE										78,166									
Interior Floo		12	HARDWOOD 70																																	TOTAL LAND VALUE - MARKET										682,500									
Interior Floo		11	CLAY TILE 30																																	TOTAL MARKET VALUE										1,723,057									
Air Condition		04	ROOF TOP 100																																	SOH/AGL Deduction										108,694									
Heating Type		04	AIR DUCTED 100																																	ASSESSED VALUE										1,614,363									
Bedrooms		5	100																																	TOTAL EXEMPTION VALUE										0									
Bedrooms		3	100																																	BASE TAXABLE VALUE										1,614,363									
Frame		02	WOOD FRAME 100																																	TOTAL JUST VALUE										1,723,057									
Stories		2.	100																																	NCON VALUE										44,143									
Units		0	100																																	INCOME VALUE																			
BUD8 Adjustme		02	DIST FB 100																																	PREVIOUS YEAR MKT VALUE										1,440,561									
Occupancy		00	NONE 100																																																				
Quality		04	Quality Level 04																																																				
DOR CODE		0100	SINGLE FAMILY																																																				
MAP NUM		MKT AREA																																																					
NEIGHBORHOOD/LOC		1007.00																																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																															
BAS		2,276		100		2,276		339,649																																															
FBM		2,276		80		1,821		271,750																																															
FDG		638		60		383		57,155																																															
FOP		64		30		19		2,836																																															
FOP		480		30		144		21,490																																															
FST		112		55		62		9,252																																															
FUS		1,520		100		1,520		226,831																																															
PTO		64		5		3		448																																															
PTO		228		5		11		1,642																																															
UUS		420		50		210		31,339																																															
TOTALS		8,078				6,449		962,391																																															
EXTRA FEATURES										1836 HIGHLAND 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																									
4		0752		USP		0 0		12 20		240.00		SF		15.00		15.00		100		1995		1995		3		23		828																											
5		0819		CONC 12"		0 0		45 3		135.00		SF		9.50		9.50		100		1995		1995		3		70		898																											
13		0810		CONCRETE A		0 0		0 0		4,000.00		SF		6.50		6.50		100		2005		2005		3		86		22,360																											
14		0810		CONCRETE A		0 0		8 4		32.00		SF		6.50		6.50		100		2005																																			

[illegible]