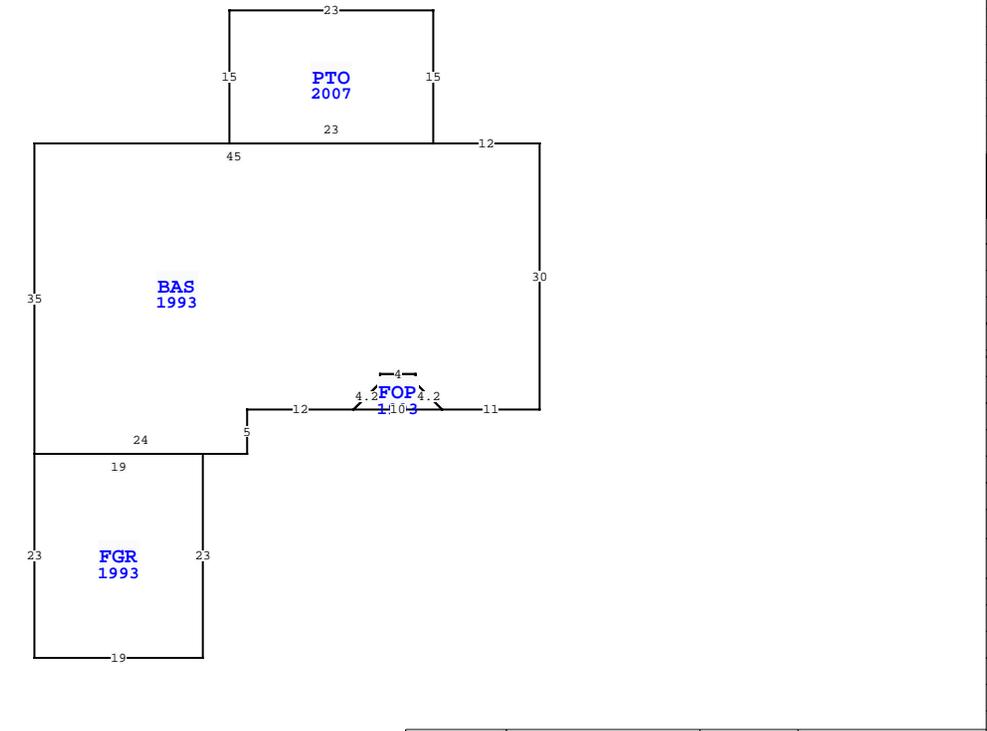


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,070	124.7400	155.92	322,754	1988	1988	0	0	16.00	84.00		



Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	1,805	100	236,406
FGR	437	55	31,434
FOP	25	30	1,047
PTO	345	5	2,227
TOTALS	2,612		271,113

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE				271,113
TOTAL MARKET OB/XF VALUE				2,550
TOTAL LAND VALUE - MARKET				175,000
TOTAL MARKET VALUE				448,663
SOH/AGL Deduction				313,414
ASSESSED VALUE				135,249
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				85,249
TOTAL JUST VALUE				448,663
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				391,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091170	H/AC	5,788	08/31/2009
20070986	OTHER	1,950	06/04/2007
4741	NEW CONSTR	45,000	03/10/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0545/1156	6/20/1988	WD	U	V	07	75,000
GRANTOR: SADLER DEVELOPMENT						
GRANTEE: ATLANTIC BUILDERS						
0544/0669	6/01/1988	WD	Q	I		87,000
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: DEBRULE ROBERT E SR						

EXTRA FEATURES															BLD DATE		LGL 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	INC DATE	AG DATE
1	0810	CONCRETE A	0	100	47	3	141.00	SF	6.50	6.50	100	1988	1988	3	54.5	499			
2	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20	100	1988	1988	3	54.5	1,768			
3	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	1988	1988	3	54.5	283			

BUILDING NOTES				
1516 COVENTRY LN, FERNANDINA BEACH				

BUILDING DIMENSIONS				
BAS=[YR=1993] W12 PTO=[YR=2007] N15 W23 S15 E23\$ W45 S35 FGR=[YR=1993] S23 E19 N23 W19\$ E24 N5 E12 FOP=[YR=1993] E10 U3 L3 N1 W4 S1 L3 D3 \$ U3 R3 N1 E4 S1 R3 D3 E11 N30\$.				

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							