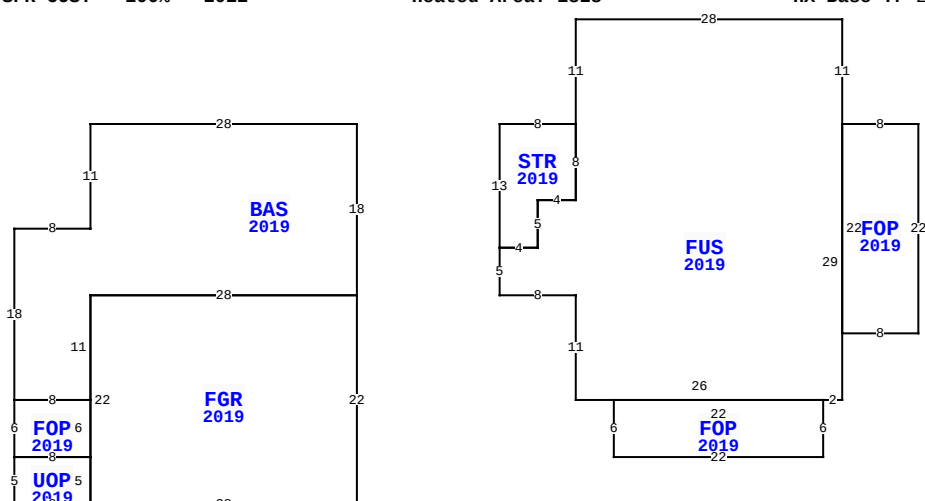


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		10	ABOVE AVG 70		0500	12	2,290	228.2920		342.44	784,188	2019	2019		0	0	1.65	98.35	VALUATION BY					STANDARD					
Exterior Wall		17	CB STUCCO 30		1 SFR CUST - 100% - 2022															Heated Area: 1828					HX Base Yr 2022				
Roof Structur		03	GABLE/HIP 100																	BUILDING MARKET VALUE					791,577				
Roof Cover		12	MODULAR MT 100																	TOTAL MARKET OB/XF VALUE					22,108				
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					400,000				
Interior Floo		11	CLAY TILE 50																	TOTAL MARKET VALUE					1,213,685				
Interior Floo		12	HARDWOOD 50																	SOH/AGL Deduction					243,543				
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					970,142				
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB 50,000				
Bedrooms		3	100																	BASE TAXABLE VALUE					920,142				
Bathrooms		3	100																	TOTAL JUST VALUE					1,213,685				
Frame		03	MASONRY 100																	NCON VALUE					0				
Stories		2.	100		INCOME VALUE																								
Units		0	100		PREVIOUS YEAR MKT VALUE					1,179,270																			
Quality		05	Quality Level 05																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA							01																			
NEIGHBORHOOD/LOC		1040.00																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS		648	100	648	218,240																								
FGR		616	55	339	114,172																								
FOP		48	30	14	4,715																								
FOP		132	30	40	13,472																								
FOP		176	30	53	17,850																								
FUS		1,180	100	1,180	397,412																								
STR		84	10	8	2,695																								
UOP		40	20	8	2,695																								
TOTALS		2,924		2,290	771,249																								
EXTRA FEATURES		1600 SUZAN CT, FERNANDINA BEACH																											

[illegible]