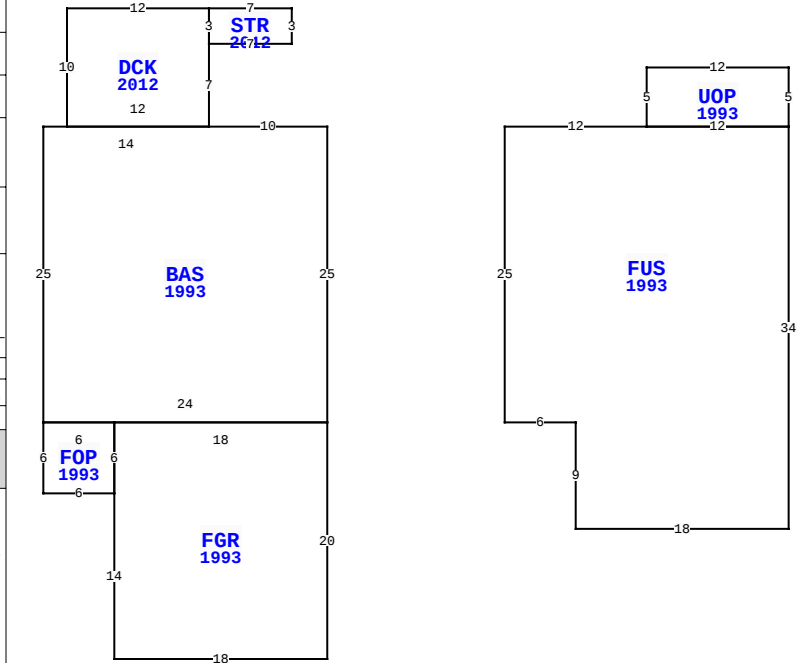


ZELIN ROBERT CLAYTON III & ERIN
8 MARSH POINT ROAD
FERNANDINA BEACH, FL 32034

00-00-31-1670-0016-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														2	
Exterior Wall	05	AVERAGE 60		0320	11	1,597	147.1615		139.80	223,261	1983	1983	0	0	0	18.35	81.65	VALUATION BY					STANDARD									
Exterior Wall	15	CONC BLOCK 40		1 TOWNHOUSE - 0% - 2024												Heated Area: 1362					HX Base Yr											
Roof Structur	03	GABLE/HIP 100																														
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floo	14	CARPET 50																														
Interior Floo	13	LVT/LAMNT 40																														
Interior Floo	11	CLAY TILE 10																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		3 100																														
Bathrooms		2.5 100																														
Frame	02	WOOD FRAME 100																														
Stories	2.	2. 100																														
Units		0 100																														
BUD8 Adjustme	02	DIST FB 100																														
Occupancy	00	NONE 100																														
Quality	04	Quality Level 04																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA				01																										
NEIGHBORHOOD/LOC		1069.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	600	100	600	68,488																												
DCK	120	10	12	1,370																												
FGR	360	55	198	22,601																												
FOP	36	30	11	1,256																												
FUS	762	100	762	86,980																												
STR	21	10	2	229																												
UOP	60	20	12	1,370																												
TOTALS	1,959		1,597	182,293																												
EXTRA FEATURES				3165 1ST AV 16, 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																