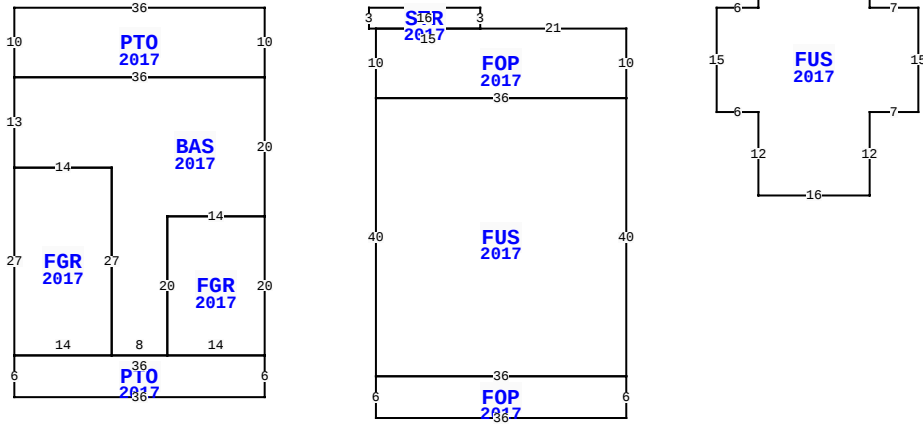




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 100		0500	01	3,626	116.4600	174.69	633,426	2017	2017	0	0	0	2.50	97.50	VALUATION BY		STANDARD														
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2018										Heated Area: 3057										HX Base Yr 2018									
Roof Cover		11	SLATE 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			4.5 100																															
Frame		02	WOOD FRAME 100																															
Stories		2.5	2.5 100																															
Units			0 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		1023.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	782	100	782	133,193																														
FGR	280	55	154	26,229																														
FGR	378	55	208	35,428																														
FOP	216	30	65	11,071																														
FOP	360	30	108	18,395																														
FUS	835	100	835	142,219																														
FUS	1,440	100	1,440	245,265																														
PTO	216	5	11	1,874																														
PTO	360	5	18	3,065																														
STR	48	10	5	851																														
TOTALS	4,915		3,626	617,590																														
EXTRA FEATURES					738 KINGFISHER WAY, 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																		
1	0855	CONC PAVER	0 100	0	0	1,372.00	SF	10.00	10.00	100	2017	2017	3	97	13,308																			
2	0855	CONC PAVER	0 100	0	0	486.00	SF	10.00	10.00	100	2017	2017	3	97	4,714																			
3	0861	POOL GUNIT	0 100	0	0	640.00	SF	85.00	85.00	100	2017	2017	3	84	45,696																			
4	0476	VF 6 SBPL	0 100	0	0	48.00	LF	32.00	32.00	100	2017	2017	3	92	1,413																			
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276																			
6	0478	VF 6 SLAT	0 100	0	0	96.00	LF	15.00	15.00	100	2017	2017	3	92	1,325																			
LAND DESCRIPTION					TOTAL OB/XF 66,732																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0003	R-2	60.00	110.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000																	