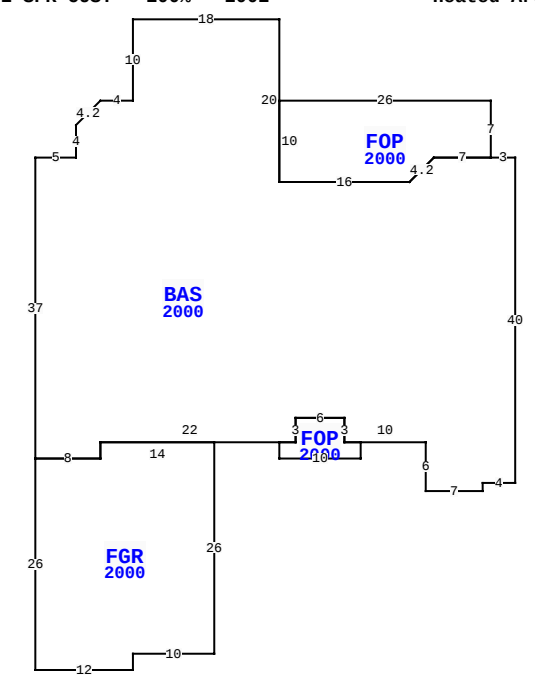


WILLIAMS GREGG A & BETTY K
514 STARBOARD LANDING
FERNANDINA BEACH, FL 32034

00-00-31-1679-0025-0000

BUILDING CHARACTERISTICS CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		16	WD FR STUC 70		0500	01	2,823	123.5520	185.33	523,187	2000	2000	0	0	11.50	88.50	VALUATION BY		STANDARD															
Exterior Wall		23	REINF CONC 30		1 SFR CUST - 100% - 2001										Heated Area: 2423										HX Base Yr 2001									
Roof Structur		08	IRREGULAR 100												BUILDING MARKET VALUE										463,020									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										33,714									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										225,000									
Interior Floo		14	CARPET 70												TOTAL MARKET VALUE										721,734									
Interior Floo		15	HARDTILE 30												SOH/AGL Deduction										344,533									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										377,201									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Bedrooms			4 100												BASE TAXABLE VALUE										327,201									
Bathrooms			3 100												TOTAL JUST VALUE										721,734									
Frame		02	WOOD FRAME 100												NCON VALUE										0									
Stories		1.	1. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE										702,013																			
Occupancy		00	NONE 100																															
Quality		05	Quality Level 05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		1080.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,423	100	2,423	397,414																														
FGR	580	55	319	52,321																														
FOP	38	30	11	1,805																														
FOP	235	30	70	11,481																														
TOTALS		3,276	2,823	463,020																														
EXTRA FEATURES					514 STARBOARD LDG, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940																			
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200																			
3	0835	QUARY TILE	0 100	6	6	36.00	SF	20.00	20.00	100	2003	2003	3	83	598																			
4	1242	WD DECK A	0 100	4	4	16.00	SF	15.00	15.00	100	2000	2000	3	20	48																			
5	0810	CONCRETE A	0 100	64	16	1,024.00	SF	6.50	6.50	100	2000	2000	3	79	5,258																			
6	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	2001	2001	3	80	83																			
7	1242	WD DECK A	0 100	8	4	32.00	SF	15.00	15.00	100	2001	2001	3	20	96																			
8	0861	POOL GUNIT	0 100	0	0	413.00	SF	85.00	85.00	100	2001	2001	3	27	9,478																			
9	0858	SCULP CONC	0 100	0	0	763.00	SF	13.00	13.00	100	2001	2001	3	94	9,324																			
10	0875	HOT TUB	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	20	240																			
LAND DESCRIPTION										TOTAL OB/XF										28,265														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	225,000.00	225,000.00	225,000																	

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