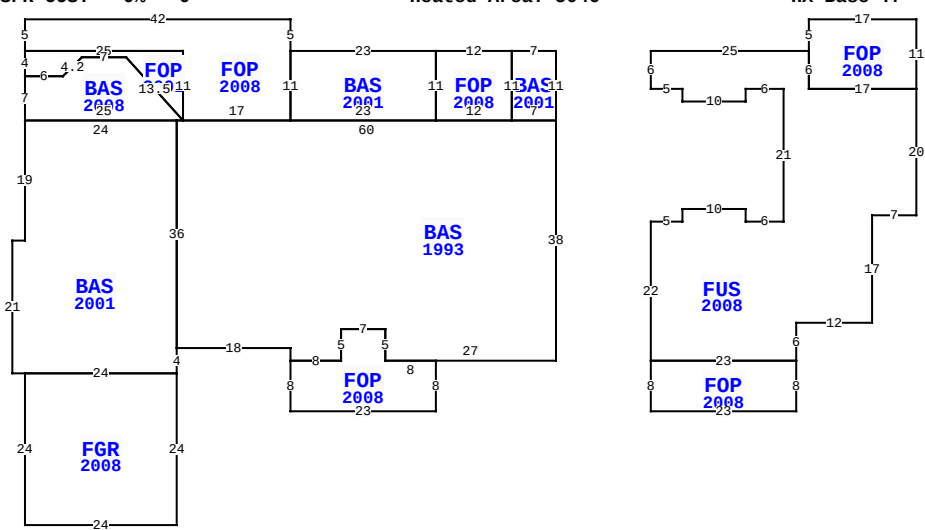


3652 SOUTH FLETCHER AVENUE LLC
871 MCMEEKIN PL
LEXINGTON, KY 40502

00-00-31-1680-0004-0130

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		17	CB STUCCO 60		0500	22	5,727	379.1238	568.69	3,256,888	1961	2007	0	0	7.80	92.20	VALUATION BY		STANDARD										
Exterior Wall		10	ABOVE AVG 40		1 SFR CUST - 0% - 0												Heated Area: 5046												
Roof Structure		08	IRREGULAR 100														Tax Group: 2		Tax Dist:										
Roof Cover		08	CLAY TILE 100														BUILDING MARKET VALUE		3,002,851										
Interior Wall		05	DRYWALL 100														TOTAL MARKET OB/XF VALUE		67,474										
Interior Floor		12	HARDWOOD 100														TOTAL LAND VALUE - MARKET		1,947,000										
Air Condition		03	CENTRAL 100														TOTAL MARKET VALUE		5,017,325										
Heating Type		04	AIR DUCTED 100														SOH/AGL Deduction		0										
Bedrooms			4 100														ASSESSED VALUE		5,017,325										
Bathrooms			4.5 100														TOTAL EXEMPTION VALUE		0										
Frame		02	WOOD FRAME 100														BASE TAXABLE VALUE		5,017,325										
Stories		1.5	1.5 100														TOTAL JUST VALUE		5,017,325										
Units			0 100		NCON VALUE		0																						
BUD8 Adjustme		02	DIST FB 100		INCOME VALUE		PREVIOUS YEAR MKT VALUE								4,591,346														
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA														01												
NEIGHBORHOOD/LOC		1053.00																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS		2,209	100	2,209	1,158,250																								
BAS		77	100	77	40,373																								
BAS		253	100	253	132,656																								
BAS		1,002	100	1,002	525,380																								
BAS		183	100	183	95,953																								
FGR		576	55	317	166,214																								
FOP		93	30	28	14,681																								
FOP		132	30	40	20,974																								
FOP		184	30	55	28,838																								
FOP		187	30	56	29,363																								
TOTALS		6,834		5,727	3,002,851																								
EXTRA FEATURES		3652 S FLETCHER AVE, 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	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628													
2		1126	CB/STC 8"	0	0	0	560.00	SF	8.00	8.00	100	2008	2008	3	89	3,987													
3		1076	TRELLIS A	0	0	0	65.00	SF	7.50	7.50	100	2008	2008	3	52	254													
4		0462	ST/AL FNC	0	0	0	560.00	SF	10.00	10.00	100	2008	2008	3	52	2,912													
5		0600	SUMMER KIT	0	0	0	1.00	UT	10,000.00	10,000.00	100	2008	2008	3	35	3,500													
6		0855	CONC PAVER	0	0	0	102.00	SF	10.00	10.00	100	2008	2008	3	89	908													
7		0855	CONC PAVER	0	0	0	1,579.00	SF	10.00	10.00	100	2008	2008	3	89	14,053													
8		0861	POOL GUNIT	0	0	0	512.00	SF	127.50	127.50	100	2008	2008	3	52	33,946													
9		0830	FLAGSTONE	0	0	0	244.00	SF	12.00	12.00	100	2008	2008	3	89	2,606													
10		0504	FP-ELECTRI	0	0	0	2.00	UT	2,000.00	2,000.00	100	2008	2008	3	92	3,680													
LAND DESCRIPTION		TOTAL OB/XF 67,474																											
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		000120	C	SFR OCN FT			R-1	100.00	400.00	100.00	FF	3	1.18	1.00	1.18	16,500.00	19,470.00	1,947,000											