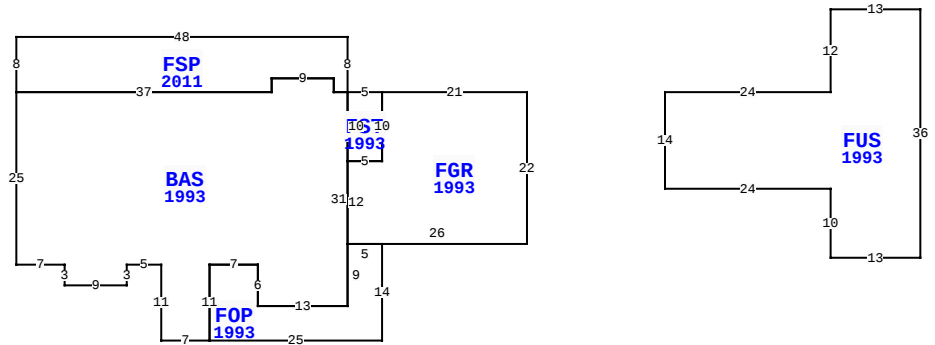


KIEHNE MICHAEL WERNER & KATHARINA CHARLOTTE
3608 VIA DEL MAR
FERNANDINA BEACH, FL 32034

00-00-31-1687-0063-0000



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	12	CEDAR 100								0900	01	2,729	106.3392	132.92	362,739	1988	1988		0	0	0	17.50	82.50	STANDARD																									
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 100% - 2019										Heated Area: 2204										HX Base Yr 2019																			
Roof Cover	03	COMP SHNGL 100																												Tax Group: 2										Tax Dist:									
Interior Wall	05	DRYWALL 100																												BUILDING MARKET VALUE										299,260									
Interior Floo	14	CARPET 80																												TOTAL MARKET OB/XF VALUE										8,254									
Interior Floo	11	CLAY TILE 20																												TOTAL LAND VALUE - MARKET										300,000									
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE										607,514									
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction										210,064									
Bedrooms		3 100																												ASSESSED VALUE										397,450									
Bathrooms		2.5 100																												TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame	02	WOOD FRAME 100																												BASE TAXABLE VALUE										347,450									
Stories	1.5	1.5 100																												TOTAL JUST VALUE										607,514									
Units		0 100																		NCON VALUE										0																			
BUD8 Adjustme	02	DIST FB 100																		INCOME VALUE																													
Occupancy	00	NONE 100																		PREVIOUS YEAR MKT VALUE										544,647																			