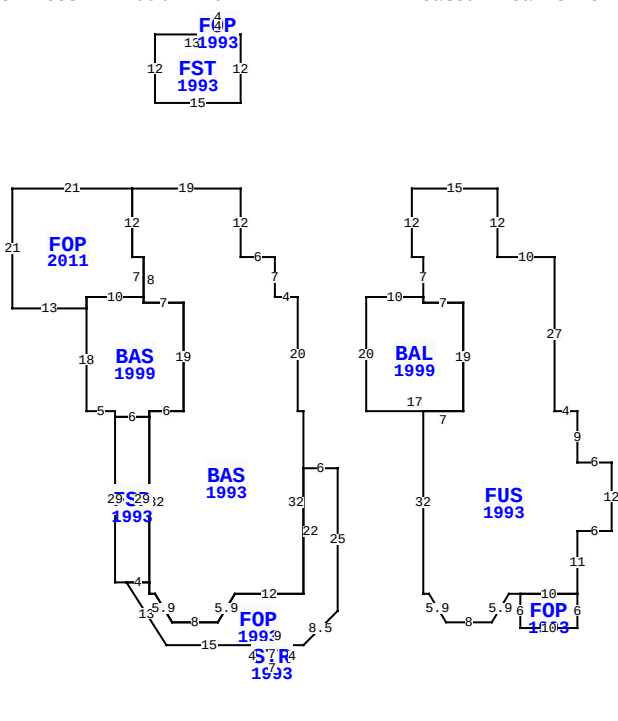


KIRCHMEYER JAMES & CAROLINE
120 N 6TH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0035-0030

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	PD	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 100		0500	11	4,198	121.0774	181.62	762,441	1876	1990	0	0	110	15.25	110.00	VALUATION BY					STANDARD											
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2021										Heated Area: 3713										HX Base Yr 2021									
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										899,484									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										62,876									
Interior Floor		12	HARDWOOD 80												TOTAL LAND VALUE - MARKET										588,000									
Interior Floor		15	HARDTILE 20												TOTAL MARKET VALUE										1,550,360									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										243,261									
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE										1,307,099																			
Bedrooms			4 100		TOTAL EXEMPTION VALUE										HX HB 50,000																			
Bathrooms			4 100		BASE TAXABLE VALUE										1,257,099																			
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE										1,550,360																			
Stories		2.5	2.5 100		NCON VALUE										0																			
Units		0	0 100		INCOME VALUE																													
BUD8 Adjustme		02	DIST FB 100		PREVIOUS YEAR MKT VALUE										1,391,340																			
Quality		01	Quality Level 01																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		1005.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAL	333	15	50	9,989																														
BAS	1,715	100	1,715	342,626																														
BAS	339	100	339	67,726																														
FOP	12	30	4	799																														
FOP	60	30	18	3,596																														
FOP	362	30	109	21,777																														
FOP	439	30	132	26,371																														
FSP	174	40	70	13,984																														
FST	180	55	99	19,778																														
FUS	1,659	100	1,659	331,439																														
TOTALS	5,301		4,198	838,685																														
EXTRA FEATURES					120 N 6TH ST, FERNANDINA BEACH																													
					BLD DATE										LGL DATE																			
					XF DATE										LAND DATE																			
					INC DATE										AG DATE																			
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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	400																			
2	0810	CONCRETE A	0 100	0	0	612.00	SF	6.50	6.50	100	1960	1960	3	20	796																			
3	1126	CB/STC 8"	0 100	0	0	88.00	SF	8.00	8.00	100	1950	1950	3	20	141																			
4	0825	BRICK	0 100	17	7	119.00	SF	12.50	12.50	100	1980	1980	3	73.5	1,093																			
5	0825	BRICK	0 100	0	0	2,770.00	SF	6.25	6.25	100	1950	1950	3	20	3,463																			
6	0912	SCRN RM G	0 100	26	18	468.00	SF	35.00	35.00	100	2004	2004	3	22	3,604																			
7	0600	SUMMER KIT	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2004	2004	3	22	2,200																			
8	0861	POOL GUNIT	0 100	0	0	532.00	SF	85.00	85.00	100	2004	2004	3	36	16,279																			
9	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	4,000.00	100	2004	2004	3	22	880																			
10	0845	KOOL DECK	0 100	0	0	964.00	SF	21.75	21.75	100	2004	2004	3	84	17,612																			
LAND DESCRIPTION										TOTAL OB/XF										46,468														
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	0006	R-2	100.00	200.00	100.00	FF		1.00	1.00	1.22	4,000.00	4,880.00	488,000																	
2	000100	C	SFR	100	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	100,000																	

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