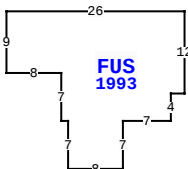
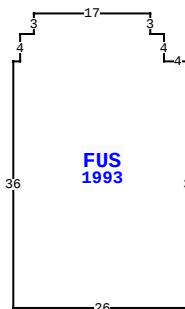
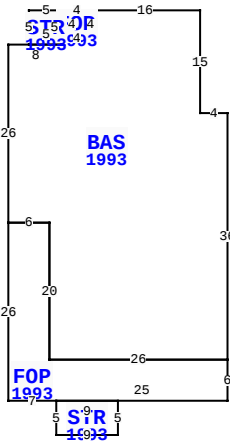


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	10	ABOVE AVG 100	0500	01	2,980	106.2200	159.33	474,803	1887	1990	0	0	0	15.25	84.75	VALUATION BY		STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2017										Heated Area: 2875					HX Base Yr 2017					Tax Group: 2		Tax Dist:							
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE		402,396														
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE		15,628														
Interior Floo	12	HARDWOOD 100														TOTAL LAND VALUE - MARKET		400,000														
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE		818,024														
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction		430,715														
Bedrooms	04	4 100														ASSESSED VALUE		387,309														
Bathrooms		2.5 100														TOTAL EXEMPTION VALUE		50,000														
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE		337,309														
Stories	2.5	2.5 100														TOTAL JUST VALUE		818,024														
Units		0 100														NCON VALUE		0														
BUD8 Adjustme	02	DIST FB 100														INCOME VALUE																
Occupancy	00	NONE 100														PREVIOUS YEAR MKT VALUE		483,113														
Quality		03	Quality Level 03																													
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																												
BAS	1,396	100	1,396	188,505																												
FOP	16	30	5	675																												
FOP	312	30	94	12,693																												
FUS	408	100	408	55,093																												
FUS	1,071	100	1,071	144,619																												
STR	25	10	2	270																												
STR	45	10	4	540																												
TOTALS		3,273		2,980	402,396																											
EXTRA FEATURES				30 N 6TH ST, 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	0504	FP-ELECTRI	0100	0	0	2.00	UT	2,000.00	2,000.00	100	1925	1925	3	20	800																	
2	0511	GARAGE CB-	0100	25	20	500.00	SF	40.00	40.00	100	1978	1978	3	29	5,800																	
3	0810	CONCRETE A	0100	21	12	252.00	SF	6.50	6.50	100	1978	1978	3	29	475																	
4	0810	CONCRETE A	0100	14	6	84.00	SF	6.50	6.50	100	1978	1978	3	29	158																	
5	0810	CONCRETE A	0100	18	3	54.00	SF	6.50	6.50	100	1978	1978	3	29	102																	
6	1131	REINFR	8	0100	65	3	195.00	SF	6.30	100	1980	1980	3	73.5	903																	
7	0825	BRICK	0100	0	0	920.00	SF	6.25	6.25	100	1980	1980	3	73.5	4,226																	
8	0825	BRICK	0100	0	0	608.00	SF	6.25	6.25	100	1980	1980	3	73.5	2,793																	
9	0819	CONC 12"	0100	20	3	60.00	SF	19.00	19.00	100	1980	1980	3	32.5	371																	
LAND DESCRIPTION										TOTAL OB/XF										15,628												
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	0003	R-2	50.00	200.00	50.00	FF		1.00	2.00	2.00	4,000.00	8,000.00	400,000															