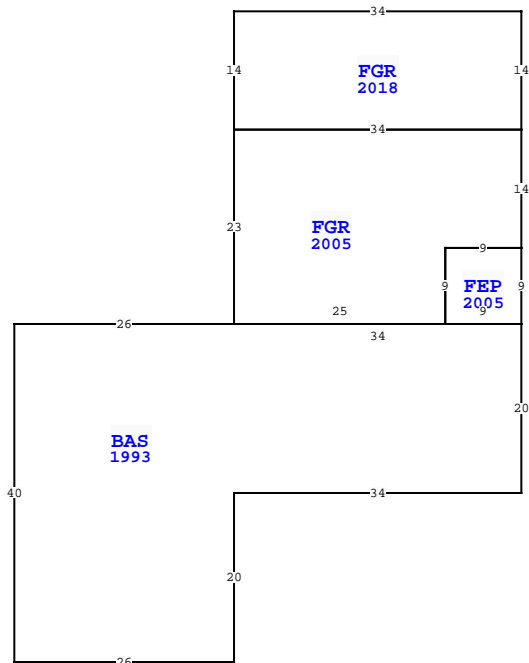


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	90
Roof Cover	02	ROLL COMP	10
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,433	101.8220	96.73	235,344	1976	1986	0	0	16.50	83.50		
1 SINGLE FAM - 100% - 0 Heated Area: 1720 HX Base Yr													



Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,720	100	1,720
FEP	81	80	65
FGR	701	55	386
FGR	476	55	262
TOTALS	2,978		2,433
			196,512

EXTRA FEATURES														
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
1	0810	CONCRETE A	0	100	21	12		6.50	6.50	100	1970	1970	3	21
2	0510	GARAGE WD-	0	100	16	20	SF	35.00	35.00	100	1993	1993	3	20
3	0350	CARPORT WD	0	100	9	20	SF	13.00	13.00	100	1993	1993	3	20
4	0201	BARN WD 10	0	100	0	0	SF	17.00	17.00	100	1980	1980	3	20
5	1242	WD DECK A	0	100	12	12	SF	4.00	4.00	100	2007	2007	3	31

1326 S 10TH ST, FERNANDINA BEACH													
				BLD DATE				LGL DATE					
				XF DATE				LAND DATE					
				INC DATE				AG DATE					
TOTAL OB/XF 8,576													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			196,512
TOTAL MARKET OB/XF VALUE			8,576
TOTAL LAND VALUE - MARKET			103,805
TOTAL MARKET VALUE			308,893
SOH/AGL Deduction			174,172
ASSESSED VALUE			134,721
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			84,721
TOTAL JUST VALUE			308,893
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0672/1426	12/29/1992	WD	U	I	05	33,500
GRANTOR: OLD STONE CREDIT COR						
GRANTEE: MCGOWEN JACKIE & AN						
0661/0721	6/15/1992	CT	U	I	14	47,700
GRANTOR: CLERK OF COURT						
GRANTEE: OLD STONE CREDIT CO						

BUILDING NOTES													

BUILDING DIMENSIONS													
FGR=[YR=2018] W34 S14 FGR=[YR=2005] S23 BAS=[YR=1993] W26 S40 E26 N20 E34 N20 FEP=[YR=2005] N9 W9 S9 E9 \$ W34 \$ E25 N9 E9 N14 W34 \$ E34 N14 \$ .													

LAND DESCRIPTION														TOTAL OB/XF 8,576										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	CI	100.00	200.00	20,761.00	SF		1.00	1.00	1.00	5.00	5.00	103,805							