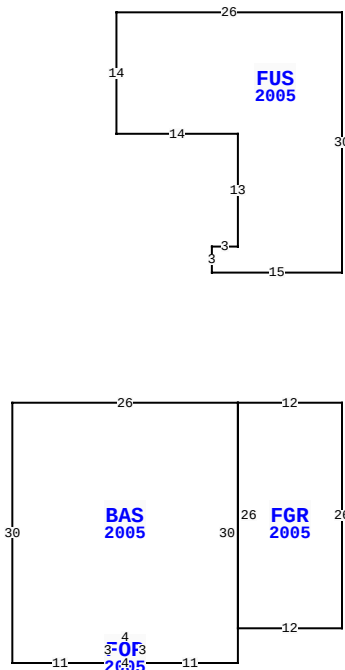


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY																								
Exterior Wall	16	WD FR STUC 100	0320	12	1,509	200.9706	190.92	288,098	2005	2005	0	0	0	9.00	91.00	VALUATION BY					STANDARD													
Roof Structure	03	GABLE/HIP 100	1 TOWNHOUSE - 0% - 0										Heated Area: 1333					HX Base Yr					Tax Group: 2					Tax Dist:						
Roof Cover	03	COMP SHNGL 100											HX Base Yr										BUILDING MARKET VALUE					262,169						
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					3,533						
Interior Floor	14	CARPET 70																					TOTAL LAND VALUE - MARKET					105,600						
Interior Floor	11	CLAY TILE 30																					TOTAL MARKET VALUE					371,302						
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction					102,405						
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE					268,897						
Bedrooms	3 100																						TOTAL EXEMPTION VALUE					0						
Bathrooms	2 100																						BASE TAXABLE VALUE					268,897						
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE					371,302						
Stories	1.5 100																						NCON VALUE					0						
Units	0 100																						INCOME VALUE											
Quality		03 Quality Level 03																					PREVIOUS YEAR MKT VALUE					363,184						
DOR CODE		0100 SINGLE FAMILY																																
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		1009.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	768	100	768	133,431																														
FGR	312	55	172	29,883																														
FOP	12	30	4	695																														
FUS	565	100	565	98,162																														
TOTALS		1,657	1,509	262,169																														
EXTRA FEATURES										1387 FIR 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	0810	CONCRETE A	0	0	52	10	520.00	SF	6.50	6.50	100	2005	2005	3	86	2,907																		
2	0810	CONCRETE A	0	0	8	12	96.00	SF	6.50	6.50	100	2005	2005	3	86	537																		
3	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	2005	2005	3	86	89																		