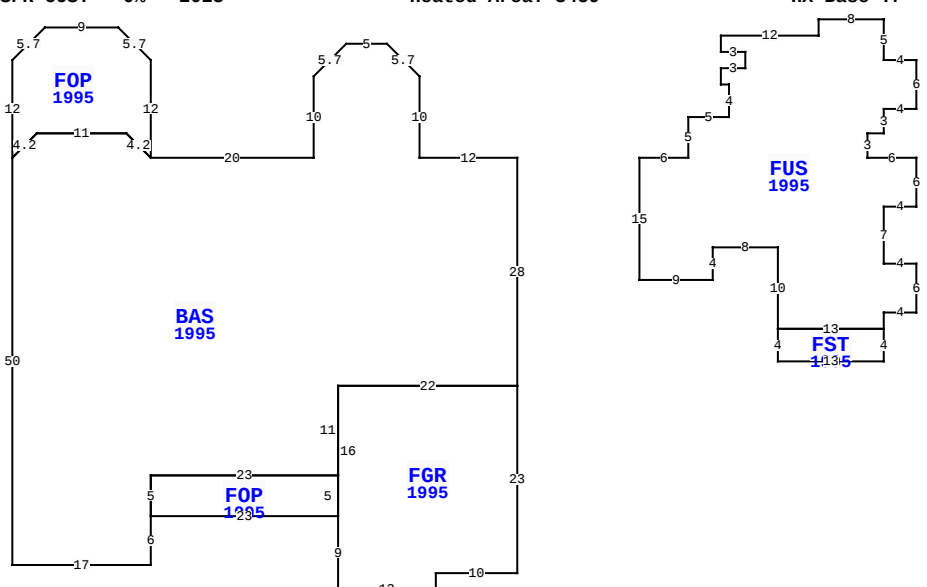


STALZER BRIAN G & TRACY S
1700 BRANDON HALL DRIVE
SANDY SPRINGS, GA 30350

00-SB-30-065A-0002-0000

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		14	WD SHINGLE 100		0500	11	3,878	136.6200	204.93	794,719	1995	2005	0	0	0	9.00	91.00	VALUATION BY		STANDARD												
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 0% - 2023										Heated Area: 3459																	
Roof Cover		03	COMP SHNGL 100		HX Base Yr										Tax Group: 8																	
Interior Wall		05	DRYWALL 90												Tax Dist:																	
Interior Wall		08	DECORATIVE 10												BUILDING MARKET VALUE										723,194							
Interior Floor		12	HARDWOOD 70												TOTAL MARKET OB/XF VALUE										34,626							
Interior Floor		14	CARPET 30												TOTAL LAND VALUE - MARKET										500,000							
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										1,257,820							
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE										0																	
Bedrooms			4 100		TOTAL EXEMPTION VALUE										0																	
Bathrooms			3.5 100		BASE TAXABLE VALUE										1,257,820																	
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE										1,257,820																	
Stories		2.	2. 100		NCON VALUE										0																	
Units			0 100		INCOME VALUE																											
Quality		04	Quality Level 04		PREVIOUS YEAR MKT VALUE										1,152,225																	
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA		03																											
NEIGHBORHOOD/LOC		3019.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,571	100	2,571	479,456																												
FGR	530	55	292	54,454																												
FOP	115	30	34	6,341																												
FOP	214	30	64	11,936																												
FST	52	55	29	5,408																												
FUS	888	100	888	165,600																												
TOTALS	4,370		3,878	723,194																												
EXTRA FEATURES					1774 REGATTA DR, 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	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	77	1,540																	
2	0855	CONC PAVER	0	0	0	1,294.00	SF	7.00	7.00	100	2008	2008	3	89	8,062																	
3	0825	BRICK	0	0	0	99.00	SF	12.50	12.50	100	1995	1995	3	91	1,126																	
4	0810	CONCRETE A	0	0	0	234.00	SF	6.50	6.50	100	1995	1995	3	70	1,065																	
5	0810	CONCRETE A	0	0	0	95.00	SF	6.50	6.50	100	1995	1995	3	70	432																	
6	0825	BRICK	0	0	3	6.00	SF	12.50	12.50	100	1995	1995	3	91	68																	
7	0471	VINYL FNC	0	0	0	46.00	LF	32.00	32.00	100	2000	2000	3	52	765																	
8	0479	VF PICKET	0	0	0	147.00	LF	10.00	10.00	100	2000	2000	3	52	764																	
9	0470	VNYL GATE	0	0	0	3.00	UT	300.00	300.00	100	2000	2000	3	52	468																	
10	1243	WD DECK F	0	0	0	73.00	SF	8.00	8.00	100	1996	1996	3	20	117																	
LAND DESCRIPTION					TOTAL OB/XF										14,407																	
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	000140	C	SFR GOLF A	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000															

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