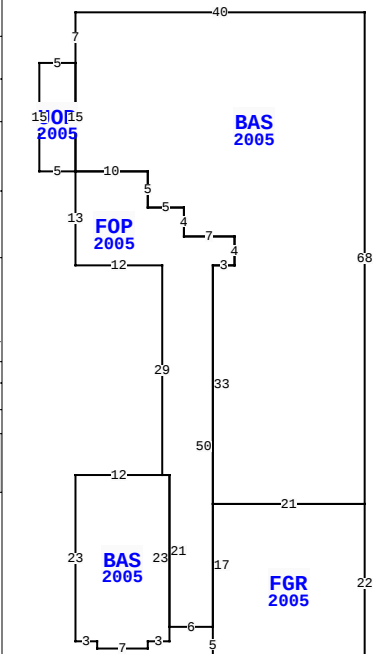


2000 REVOCABLE TRUST OF MONTAGUE CHRISTINE HALL/MO
C/O MONTAGUE CHRISTINE HALL, 95072 WILLET WAY
FERNANDINA BEACH, FL 32034

00-SB-30-1671-0025-0000



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		16	WD FR STUC 70		0500	11	2,628	155.9923	233.99	614,926	2005	2005	0	0	9.00	91.00	VALUATION BY					STANDARD																																										
Exterior Wall		15	CONC BLOCK 30		1 SFR CUST - 100% - 2008												Heated Area: 2201												HX Base Yr 2008																																			
Roof Structur		08	IRREGULAR 100														BAS 2005												FOP 2005												BAS 2005												FGR 2005											
Roof Cover		07	CONC TILE 100														BAS 2005												FOP 2005												BAS 2005												FGR 2005											
Interior Wall		05	DRYWALL 100														BAS 2005												FOP 2005												BAS 2005												FGR 2005											
Interior Floo		11	CLAY TILE 70														BAS 2005												FOP 2005												BAS 2005												FGR 2005											
Interior Floo		14	CARPET 30														BAS 2005												FOP 2005												BAS 2005												FGR 2005											
Air Condition		03	CENTRAL 100														BAS 2005												FOP 2005												BAS 2005												FGR 2005											
Heating Type		04	AIR DUCTED 100														BAS 2005												FOP 2005												BAS 2005												FGR 2005											
Bedrooms			3 100														BAS 2005												FOP 2005												BAS 2005												FGR 2005											
Bathrooms			3.5 100														BAS 2005												FOP 2005												BAS 2005												FGR 2005											
Frame		02	WOOD FRAME 100														BAS 2005												FOP 2005												BAS 2005												FGR 2005											
Stories		1.	1. 100		BAS 2005												FOP 2005												BAS 2005												FGR 2005																							
Units			0 100		BAS 2005												FOP 2005												BAS 2005												FGR 2005																							
Quality		04	Quality Level 04		BAS 2005												FOP 2005												BAS 2005												FGR 2005																							
DOR CODE		0100	SINGLE FAMILY		BAS 2005												FOP 2005												BAS 2005												FGR 2005																							
MAP NUM			MKT AREA		BAS 2005												FOP 2005												BAS 2005												FGR 2005																							
NEIGHBORHOOD/LOC		3021.00			BAS 2005												FOP 2005												BAS 2005												FGR 2005																							
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE		BAS 2005												FOP 2005												BAS 2005												FGR 2005																					
BAS		306	100	306	65,157		BAS 2005												FOP 2005												BAS 2005												FGR 2005																					
BAS		1,895	100	1,895	403,504		BAS 2005												FOP 2005												BAS 2005												FGR 2005																					
FGR		462	55	254	54,084		BAS 2005												FOP 2005												BAS 2005												FGR 2005																					
FOP		527	30	158	33,643		BAS 2005												FOP 2005												BAS 2005												FGR 2005																					
UOP		75	20	15	3,194		BAS 2005												FOP 2005												BAS 2005												FGR 2005																					
TOTALS		3,265		2,628	559,583		BAS 2005												FOP 2005												BAS 2005												FGR 2005																					
EXTRA FEATURES		20072 WILLET WAY, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115																																																	
2	0810	CONCRETE A	0 100	0	0	411.00	SF	6.50	6.50	100	2005	2005	3	86	2,297																																																	
3	0810	CONCRETE A	0 100	13	3	39.00	SF	6.50	6.50	100	2005	2005	3	86	218																																																	
4	0855	CONC PAVER	0 100	0	0	273.00	SF	10.00	10.00	100	2005	2005	3	86	2,348																																																	
5	0472	VF 2 RAIL	0 100	0	0	1.00	LF	15.00	15.00	100	2005	2005	3	66	10																																																	
6	1126	CB/STC 8"	0 100	0	0	292.00	SF	8.00	8.00	100	2005	2005	3	86	2,009																																																	
7	0911	SCRN RM A	0 100	0	0	556.00	SF	8.75	8.75	100	2009	2009	3	40	1,946																																																	
LAND DESCRIPTION																	TOTAL OB/XF																	11,943																														
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000																																															