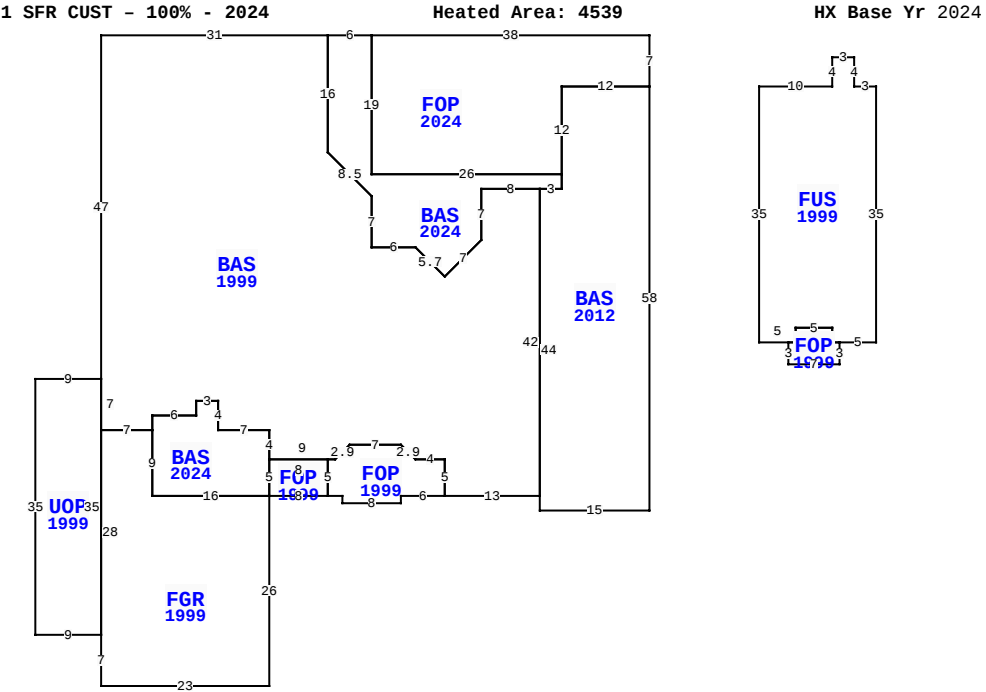




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																												
Exterior Wall	16	WD FR STUC 100	0500	11	5,192	137.5410	206.31	1,071,162	1999	2020	0	0	0	1.50	98.50	VALUATION BY	STANDARD																											
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2024												Heated Area: 4539																													
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2024																													
Interior Wall	05	DRYWALL 100																																										
Interior Floo	12	HARDWOOD 80																																										
Interior Floo	14	CARPET 20																																										
Air Condition	03	CENTRAL 100																																										
Heating Type	04	AIR DUCTED 100																																										
Bedrooms		5 100																																										
Bathrooms		5 100																																										
Frame	02	WOOD FRAME 100																																										
Stories	2.	2. 100																																										
Units	0	0 100																																										
Occupancy	00	NONE 100																																										
Quality			03	Quality Level 03																																								
DOR CODE			0100	SINGLE FAMILY																																								
MAP NUM				MKT AREA		10																																						
NEIGHBORHOOD/LOC			10001.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	2,679	100	2,679	544,413																																								
BAS	828	100	828	168,263																																								
BAS	168	100	168	34,140																																								
BAS	302	100	302	61,371																																								
FGR	661	55	364	73,971																																								
FOP	31	30	9	1,829																																								
FOP	40	30	12	2,439																																								
FOP	106	30	32	6,503																																								
FOP	578	30	173	35,157																																								
FUS	562	100	562	114,207																																								
TOTALS	6,270		5,192	1,055,095																																								
EXTRA FEATURES					2 SEA MARSH CV, 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																											
4	0857	SANDSTONE/	0	100	0	0	87.00	SF	16.00	16.00	100	2012	2012	3	98	1,364																												
5	0855	CONC PAVER	0	100	0	0	229.00	SF	10.00	10.00	100	2012	2012	3	93	2,130																												
6	0830	FLAGSTONE	0	100	0	0	1,747.00	SF	12.00	12.00	100	2012	2012	3	93	19,497																												
8	1129	STONE 8"	0	100	0	0	333.00	SF	9.45	9.45	100	2012	2012	3	98	3,084																												
10	1129	STONE 8"	0	100	0	0	270.00	SF	9.45	9.45	100	2012	2012	3	98	2,500																												
11	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000																												
12	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500																												
13	0855	CONC PAVER	0	100	0	0	2,124.00	SF	10.00	10.00	100	2024	2023		100	21,240																												
14	0462	ST/AL FNC	0	100	0	0	392.00	SF	10.00	10.00	100	2024	2023		100	3,920																												
15	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300																												
LAND DESCRIPTION					TOTAL OB/XF												62,535																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RT	0.00	0.00	1.00	LT		1.00	1.00	0.90	600,000.00	540,000.00	540,000																											