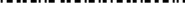


BRUIN TEN LLC
61 WARREN STREET
NEEDHAM, MA 02492

2024



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		12	CEDAR 100		0500	01	2,322	103.6350	155.45	360,955	1984	1984	0	0	19.50	80.50	VALUATION BY		STANDARD										
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 0% - 2023												Heated Area: 1993												
Roof Cover		03	COMP SHNGL 100														HX Base Yr												
Interior Wall		05	DRYWALL 100																										
Interior Floo		14	CARPET 70																										
Interior Floo		12	HARDWOOD 30																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			3 100																										
Frame		02	WOOD FRAME 100																										
Stories		2.	2. 100																										
Units		0	100																										
BUD8 Adjustme		05	DIST 1A 100																										
Quality		01	Quality Level 01																										
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	1,443	100	1,443	180,573																									
FGR	228	55	125	15,642																									
FLR	24	0	0	0																									
FLR	48	0	0	0																									
FOP	52	30	16	2,002																									
FUS	550	100	550	68,826																									
UOP	182	20	36	4,505																									
UOP	761	20	152	19,021																									
TOTALS		3,288		2,322	290,569																								
EXTRA FEATURES					55 MARSH CREEK RD, 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	56	1,120													
2	0810	CONCRETE A	0	0	0	0	200.00	SF	6.50	6.50	100	1984	1984	3	44	572													
3	0811	CONCRETE B	0	0	0	0	621.00	SF	5.20	5.20	100	1995	1995	3	70	2,260													
4	1125	CB/STC 6"	0	0	0	0	42.00	SF	7.35	7.35	100	1995	1995	3	70	216													
5	0443	STK FNC 6'	0	0	0	0	12.00	LF	10.00	10.00	100	1995	1995	3	20	24													
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1995	1995	3	36	216													
7	0820	WOOD WALK	0	0	26	5	130.00	SF	11.75	11.75	100	1995	1995	3	40	611													
8	0820	WOOD WALK	0	0	19	4	76.00	SF	11.75	11.75	100	1995	1995	3	40	357													
9	0850	PEBBLE WLK	0	0	0	0	110.00	SF	3.50	3.50	100	1982	1982	3	38	146													
LAND DESCRIPTION										TOTAL OB/XF							5,522												
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	000140	C	SFR GOLF A	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	650,000.00	520,000.00	520,000												