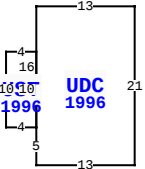
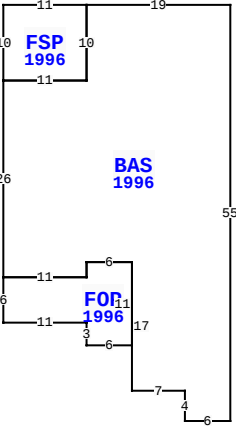
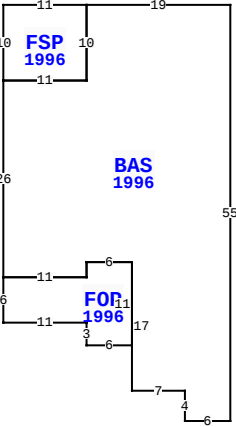
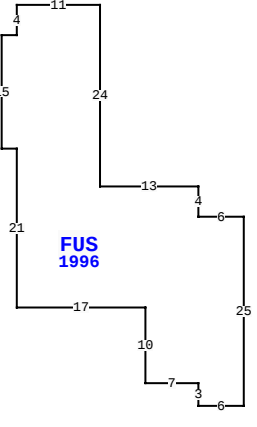


HEINTZMAN MICHAEL & TERESA L/E/
2 LITTLE DUNES CIRCLE
FERNANDINA BEACH, FL 32034

02-6N-29-DCLO-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		10	ABOVE AVG 100		0500	11	2,245	151.9392	227.91	511,658	1996	1996	0	0	0	13.00	87.00	VALUATION BY					STANDARD						
Roof Structure		03	GABLE/HIP 100		1 SFR CUST - 100% - 2019													Heated Area: 2075					HX Base Yr 2019						
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floor		12	HARDWOOD 60																										
Interior Floor		14	CARPET 40																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			3 100																										
Frame		02	WOOD FRAME 100																										
Stories Units		2.	2. 100 0 100																										
																													
Quality		05	Quality Level 05																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA																									10	
NEIGHBORHOOD/LOC		10003.010																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,177	100	1,177	233,378																									
FOP	132	30	40	7,931																									
FSP	110	40	44	8,724																									
FUS	898	100	898	178,057																									
UDC	273	25	68	13,483																									
UST	40	45	18	3,569																									
TOTALS		2,630		2,245	445,142																								
EXTRA FEATURES					2 LITTLE DUNES CIR, 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	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	79	1,580														
2	0810	CONCRETE A	0 100	0	0	367.00	SF	6.50	6.50	100	1996	1996	3	72	1,718														
3	0825	BRICK	0 100	0	0	298.00	SF	12.50	12.50	100	1996	1996	3	91	3,390														
4	0441	STK FNC 4'	0 100	0	0	134.00	LF	6.50	6.50	100	1996	1996	3	20	174														