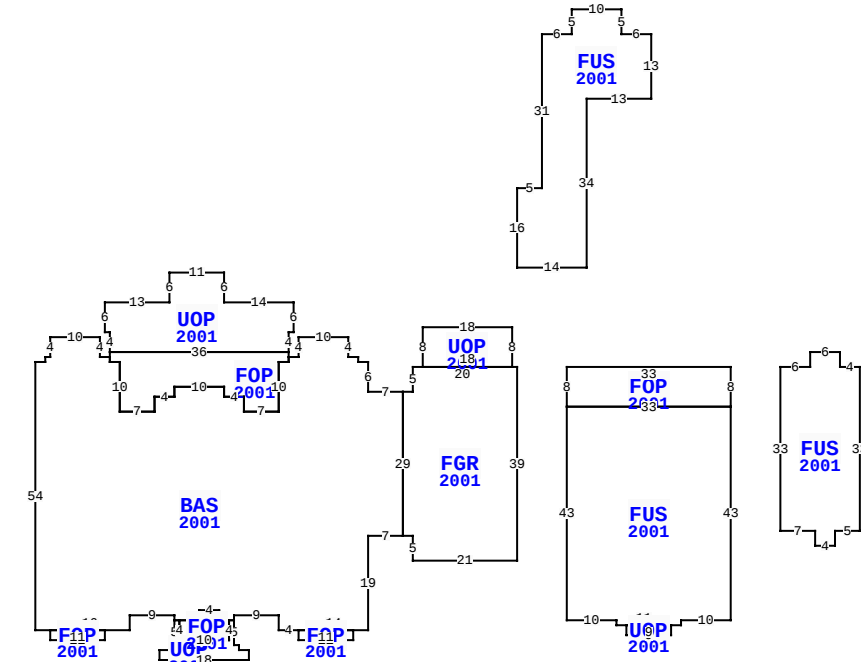


TYNDALL CAROLYN M REVOC TRUST/TYNDALL CAROLYN M TR
96 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

03-6N-29-00SP-0004-0000

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		17	CB STUCCO 100		0500	11	7,127	153.7480	230.62	1,643,629	2001	2001	0	0	0	11.00	89.00	VALUATION BY		STANDARD																							
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2002													Heated Area: 6307													HX Base Yr 2002												
Roof Cover		07	CONC TILE 100															Tax Group: 5													Tax Dist:												
Interior Wall		05	DRYWALL 80															BUILDING MARKET VALUE													1,462,830												
Interior Wall		08	DECORATIVE 20															TOTAL MARKET OB/XF VALUE													76,801												
Interior Floor		12	HARDWOOD 50															TOTAL LAND VALUE - MARKET													1,875,000												
Interior Floor		15	HARDTILE 50															TOTAL MARKET VALUE													3,414,631												
Air Condition		03	CENTRAL 100															SOH/AGL Deduction													1,512,709												
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE													1,901,922												
Bedrooms		3	100															TOTAL EXEMPTION VALUE													HX HB		50,000										
Bathrooms		4	100															BASE TAXABLE VALUE													1,851,922												
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE													3,414,631												
Stories		3.	3. 100		NCON VALUE													0																									
Units		0	100		INCOME VALUE																																						
Quality		05	Quality Level 05		PREVIOUS YEAR MKT VALUE													3,100,304																									
DOR CODE		0100	SINGLE FAMILY																																								
MAP NUM			MKT AREA				10																																				
NEIGHBORHOOD/LOC		10007.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	3,595	100	3,595	737,880																																							
FGR	877	55	482	98,932																																							
FOP	22	30	7	1,436																																							
FOP	22	30	7	1,436																																							
FOP	49	30	15	3,079																																							
FOP	264	30	79	16,215																																							
FOP	318	30	95	19,499																																							
FUS	558	100	558	114,531																																							
FUS	722	100	722	148,192																																							
FUS	1,432	100	1,432	293,921																																							
TOTALS		8,529	7,127	1,462,830																																							
EXTRA FEATURES					96 LONG POINT DR, 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	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	85	1,700																												
2	0825	BRICK	0 100	0	0	4,446.00	SF	12.50	12.50	100	2001	2001	3	94	52,241																												
3	0812	CONCRETE C	0 100	0	0	2,612.00	SF	4.00	4.00	100	2001	2001	3	80	8,358																												
4	0825	BRICK	0 100	0	0	857.00	SF	12.50	12.50	100	2001	2001	3	94	10,070																												
5	0835	QUARY TILE	0 100	0	0	554.00	SF	10.00	10.00	100	2001	2001	3	80	4,432																												