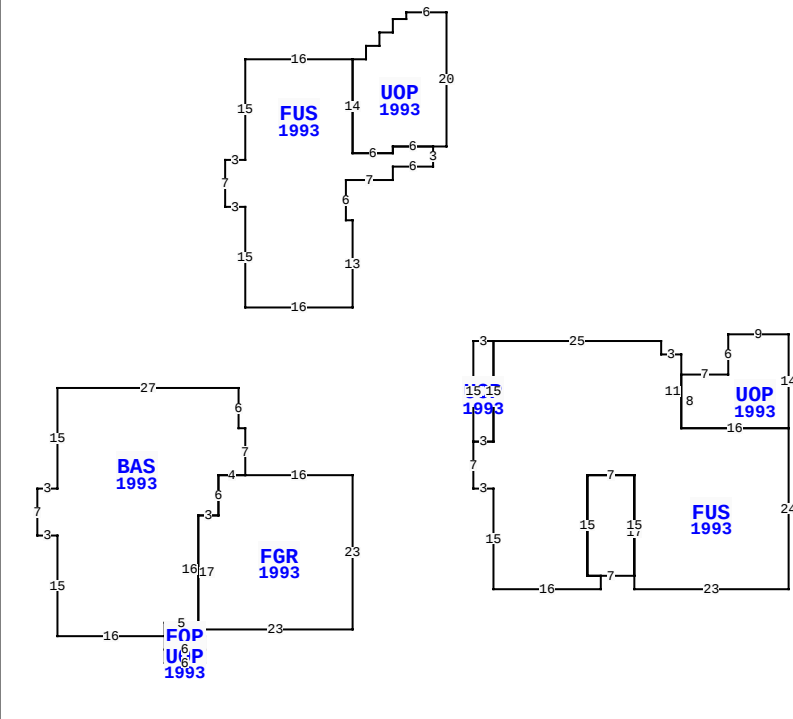


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 90	0500	11	3,141	159.8150	239.72	752,961	1993	2011	0	0	0	6.00	94.00	VALUATION BY		STANDARD											
Exterior Wall	12	CEDAR 10	1 SFR CUST - 100% - 2024										Heated Area: 2755					HX Base Yr 2024											
Roof Structure	08	IRREGULAR 100															BUILDING MARKET VALUE		707,783										
Roof Cover	03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE		46,681										
Interior Wall	05	DRYWALL 90															TOTAL LAND VALUE - MARKET		1,155,000										
Interior Wall	06	CUST PANEL 10															TOTAL MARKET VALUE		1,909,464										
Interior Floor	11	CLAY TILE 60															SOH/AGL Deduction		0										
Interior Floor	14	CARPET 40															ASSESSED VALUE		1,909,464										
Air Condition	03	CENTRAL 100															TOTAL EXEMPTION VALUE		HX HB 50,000										
Heating Type	04	AIR DUCTED 100															BASE TAXABLE VALUE		1,859,464										
Bedrooms		3 100															TOTAL JUST VALUE		1,909,464										
Bathrooms		5 100															NCON VALUE		0										
Frame	02	WOOD FRAME 100	INCOME VALUE																										
Stories	3.	3. 100	PREVIOUS YEAR MKT VALUE		1,878,184																								
Units		0 100																											
Quality		06	Quality Level 06																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA												01														
NEIGHBORHOOD/LOC		1053.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	891	100	891	200,776																									
FGR	511	55	281	63,319																									
FOP	22	30	7	1,577																									
FUS	649	100	649	146,243																									
FUS	1,215	100	1,215	273,784																									
UOP	12	20	2	450																									
UOP	45	20	9	2,028																									
UOP	182	20	36	8,112																									
UOP	254	20	51	11,492																									
TOTALS	3,781		3,141	707,783																									
EXTRA FEATURES					4112 S FLETCHER AVE, 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	1993	1993	3	74	1,480														
2	0858	SCULP CONC	0 100	0	0	151.00	SF	13.00	13.00	100	1993	1993	3	89	1,747														
3	0810	CONCRETE A	0 100	0	0	474.00	SF	6.50	6.50	100	1993	1993	3	66	2,033														
4	0861	POOL GUNIT	0 100	35	17	595.00	SF	85.00	85.00	100	1993	1993	3	20	10,115														
5	0861	POOL GUNIT	0 100	0	0	32.00	SF	85.00	85.00	100	1993	1993	3	20	544														
6	0845	KOOL DECK	0 100	0	0	922.00	SF	7.25	7.25	100	1993	1993	3	66	4,412														
7	0820	WOOD WALK	0 100	0	0	780.00	SF	11.75	11.75	100	1993	1993	3	40	3,666														
8	1242	WD DECK A	0 100	6	27	162.00	SF	10.00	10.00	100	1993	1993	3	20	324														
9	0855	CONC PAVER	0 100	0	0	2,600.00	SF	10.00	10.00	100	2005	2005	3	86	22,360														
LAND DESCRIPTION										TOTAL OB/XF 46,681																			
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	000120	C	SFR OCN FT	100		R-1	70.00	400.00	70.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,155,000												