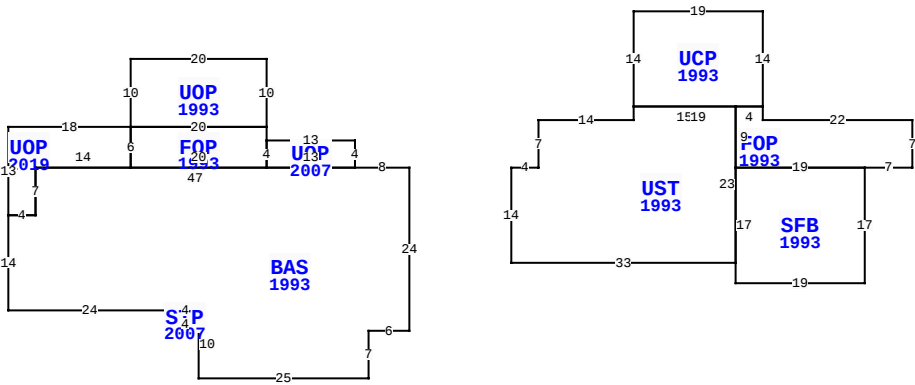


BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																												
Exterior Wall	05	AVERAGE 60	0500	01	2,274	108.2900	162.44	369,389	1952	1990	0	0	0	15.90	84.10	VALUATION BY	STANDARD																											
Exterior Wall	15	CONC BLOCK 40	1 SFR CUST - 0% - 0														Tax Group: 2	Tax Dist:																										
Roof Structure	03	GABLE/HIP 100	Heated Area: 1737														BUILDING MARKET VALUE	310,656																										
Roof Cover	03	COMP SHNGL 100	HX Base Yr														TOTAL MARKET OB/XF VALUE	2,645																										
Interior Wall	04	PLYWOOD 50															TOTAL LAND VALUE - MARKET	1,237,500																										
Interior Wall	05	DRYWALL 50															TOTAL MARKET VALUE	1,550,801																										
Interior Floor	13	LVT/LAMNT 70															SOH/AGL Deduction	0																										
Interior Floor	11	CLAY TILE 30															ASSESSED VALUE	1,550,801																										
Air Condition	03	CENTRAL 100															TOTAL EXEMPTION VALUE	0																										
Heating Type	04	AIR DUCTED 100															BASE TAXABLE VALUE	1,550,801																										
Bedrooms	3	100															TOTAL JUST VALUE	1,550,801																										
Bathrooms	2	2. 100															NCON VALUE	0																										
Frame	02	WOOD FRAME 100															INCOME VALUE																											
Stories	2.	2. 100															PREVIOUS YEAR MKT VALUE	1,536,481																										
Units	0	100																																										
BUD8 Adjustme	02	DIST FB 100																																										
Occupancy	00	NONE 100																																										
Quality	03	Quality Level 03																																										
DOR CODE	0100	SINGLE FAMILY																																										
MAP NUM		MKT AREA																																										
NEIGHBORHOOD/LOC		1053.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,479	100	1,479	202,049																																								
FOP	120	30	36	4,918																																								
FOP	190	30	57	7,787																																								
SFB	323	80	258	35,246																																								
STP	8	10	1	136																																								
UCP	266	20	53	7,240																																								
UOP	200	20	40	5,465																																								
UOP	52	20	10	1,366																																								
UOP	136	20	27	3,689																																								
UST	695	45	313	42,760																																								
TOTALS	3,469		2,274	310,656																																								
EXTRA FEATURES					4088 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	0811	CONCRETE B	0	0	0	0	630.00	SF	5.20	5.20	100	1952	1952	3	20	655																												
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1952	1952	3	20	700																												
3	0415	BEACHWALK	0	0	0	0	1,122.00	SF	5.75	5.75	100	1990	1990	3	20	1,290																												