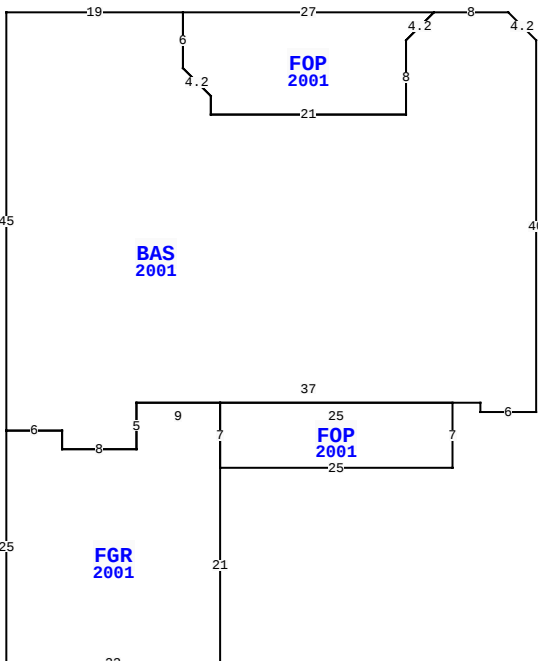


SMITH MONTGOMERY C & SARA
86343 EASTPORT DR
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0082-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										4																			
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 100						0900		01		2,647		125.1936		156.49		414,229		2001		2011		0		0		6.00		94.00		VALUATION BY					STANDARD																				
Roof Structur		08		IRREGULAR 100						1 SNGL FAM - 0% - 0																				Heated Area: 2196										HX Base Yr										Tax Group: 4					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					389,375																								
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					64,823																								
Interior Floo		11		CLAY TILE 90																										TOTAL LAND VALUE - MARKET					127,500																								
Interior Floo		12		HARDWOOD 10																										TOTAL MARKET VALUE					581,698																								
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					50,466																								
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					531,232																								
Bedrooms				4 100																										TOTAL EXEMPTION VALUE					0																								
Bathrooms				3 100																										BASE TAXABLE VALUE					531,232																								
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					581,698																								
Stories		1.		1. 100																										NCON VALUE					0																								
Units				0 100						INCOME VALUE																																																	
Occupancy		00		NONE 100						PREVIOUS YEAR MKT VALUE					565,666																																												
Quality		04		Quality Level 04																																																							
DOR CODE		0100		SINGLE FAMILY																																																							
MAP NUM				MKT AREA						04																																																	
NEIGHBORHOOD/LOC		4043.00																																																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																																			
BAS		2,196		100		2,196		323,033																																																			
FGR		586		55		322		47,367																																																			
FOP		175		30		52		7,649																																																			
FOP		258		30		77		11,327																																																			
TOTALS		3,215				2,647		389,375																																																			
EXTRA FEATURES										86343 EASTPORT DR, 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		0500		FP-PRE FAB		0 0		0 0		1.00		UT		3,500.00		3,500.00		100		2001		2001		3		85		2,975																															
2		0812		CONCRETE C		0 0		0 0		1,256.00		SF		4.00		4.00		100		2001		2001		3		80		4,019																															
3		0462		ST/AL FNC		0 0		0 0		720.00		SF		10.00		10.00		100		2021		2021		3		95		6,840																															
4		0861		POOL GUNIT		0 0		25 13		325.00		SF		85.00		85.00		100		2022		2022		3		98		27,073																															
5		0912		SCRN RM G		0 0		21 44		924.00		SF		20.00		20.00		100		2022		2022		3		97		17,926																															
6		0855		CONC PAVER		0 0		0 0		599.00		SF		10.00		10.00		100		2022		2022		3		100		5,990																															
																				</																																							