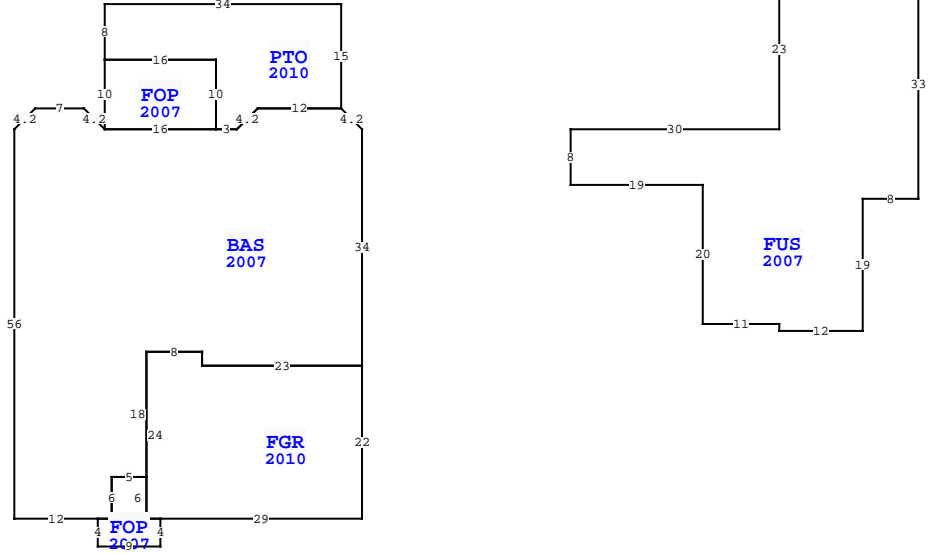


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,968	104.8500	131.06	520,046	2007	2007	0	0	0	7.50	92.50
1 SNGL FAM - 0% - 0 Heated Area: 3495 HX Base Yr												



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4077.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,147	100	2,147	260,282
FGR	698	55	384	46,552
FOP	66	30	20	2,424
FOP	160	30	48	5,819
FUS	1,348	100	1,348	163,419
PTO	412	5	21	2,546
TOTALS	4,831		3,968	481,043

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			481,043
TOTAL MARKET OB/XF VALUE			15,102
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			571,145
SOH/AGL Deduction			82,791
ASSESSED VALUE			488,354
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			488,354
TOTAL JUST VALUE			571,145
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			550,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23363	XFOB	6,559	03/01/2010
B0618694	NEW CONSTR	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1622/0431	5/28/2009	WD	Q	I	01	349,900

GRANTOR: WOODSIDE AMELIA LAKES
GRANTEE: MOLYNEUX MIKE & SHI

EXTRA FEATURES 85088 MAJESTIC WALK CIR, FERNANDINA BEACH, FL 32034

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	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0855	CONC PAVER	0	0	0	841.00	SF	10.00	10.00	100	2007	2007	3	88	7,401	
3	0462	ST/AL FNC	0	0	0	330.00	SF	10.00	10.00	100	2007	2007	3	48	1,584	
4	0475	VF 4 SBPL	0	0	0	15.00	LF	14.00	14.00	100	2007	2007	3	72	151	
5	0910	SCRN RM L	0	0	0	412.00	SF	15.00	15.00	100	2010	2010	3	45	2,781	

BLD DATE		01/09/2008	RK	LGL DATE	06/13/2023	MLU
XF DATE		01/09/2008	RK <td>LAND DATE</td> <td></td> <td></td>	LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BAS=[YR=2007] U3 L3 PTO=[YR=2010] N15 W34 S8 E16 S10 E3 U3 R3 E12\$ W12 D3 L3 W3 FOP=[YR=2007] N10 W16 S10 E16 \$ W16 U3 L3 W7 D3 L3 S56 E12FOP=[YR=2007] S4 E9 N4 FGR=[YR=2010] E29N22 W23 N2 W8 S24 E2 \$ W2 N6 W5 S6 W2 \$ E2 N6 E5 N18 E8 S2 E23 N34 \$ PTR= E30 FUS=[YR=2007] E30N23 E20 S33 W8 S19 W12 N1 W11 N20 W19 N8 \$ W30 \$.	

LAND DESCRIPTION		TOTAL OB/XF 15,102																						
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	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							