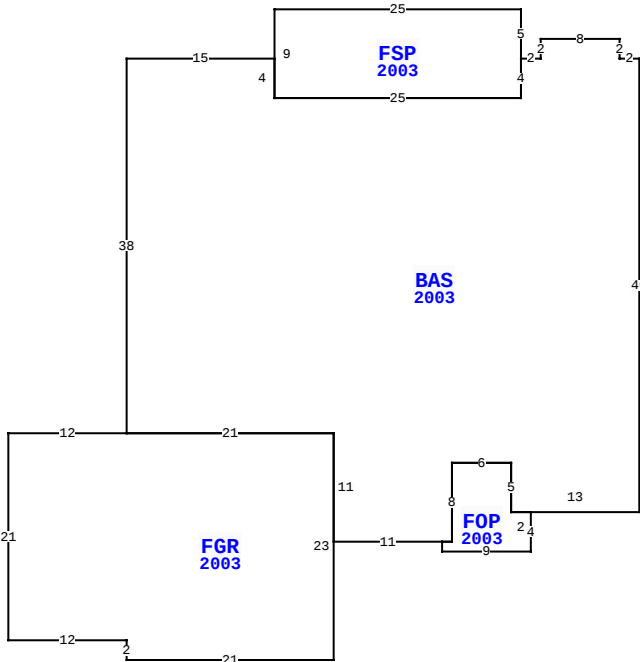


MALOTT MICHELLE/BURROWS MATTHEW
23840 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

25-2N-28-0550-0123-0000

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		16	WD FR STUC 100		0900	01	2,659	105.1200	131.40	349,393	2003	2005	0	0	0	9.00	91.00	VALUATION BY		STANDARD									
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2022													Heated Area: 2146							HX Base Yr 2022				
Roof Cover		03	COMP SHNGL 100															Tax Group: 4							Tax Dist:				
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE							317,948				
Interior Floor		12	HARDWOOD 50															TOTAL MARKET OB/XF VALUE							26,626				
Interior Floor		14	CARPET 50															TOTAL LAND VALUE - MARKET							75,000				
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE							419,574				
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction							84,504				
Bedrooms			4 100															ASSESSED VALUE							335,070				
Bathrooms			2 100															TOTAL EXEMPTION VALUE							HX HB 50,000				
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE							285,070				
Stories		1.	1. 100															TOTAL JUST VALUE							419,574				
Units		0	100		NCON VALUE							0																	
Occupancy		00	NONE 100		INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE							396,918																	
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA															04											
NEIGHBORHOOD/LOC		4041.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,146	100	2,146	256,605																									
FGR	735	55	404	48,308																									
FOP	63	30	19	2,272																									
FSP	225	40	90	10,762																									
TOTALS		3,169		2,659	317,948																								
EXTRA FEATURES					23840 FLORA PARKE BLVD, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045														
2	0812	CONCRETE C	0 100	0	0	1,230.00	SF	4.00	4.00	100	2003	2003	3	83	4,084														
3	0861	POOL GUNIT	0 100	0	0	390.00	SF	85.00	85.00	100	2005	2005	3	40	13,260														
4	0855	CONC PAVER	0 100	0	0	595.00	SF	10.00	10.00	100	2005	2005	3	86	5,117														
5	0462	ST/AL FNC	0 100	70	0	280.00	SF	10.00	10.00	100	2005	2005	3	40	1,120														