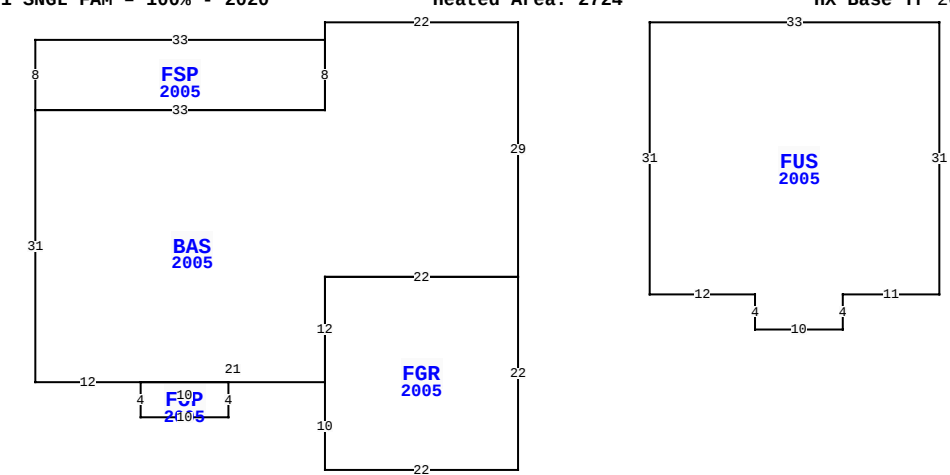


HENEKA MATTHEW J & SHAUNA M
33310 SUNNY PARKE CIR
FERNANDINA BEACH, FL 32034

25-2N-28-0551-0027-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																
ELEMENT	CD	CD	CD	CD	CD	CD	CD	CD	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																															
Exterior Wall	16	WD FR STUC 100	0900	01	3,108	103.2240	129.03	401,025	2005	2009	0	0	7.00	93.00											VALUATION BY										STANDARD																	
RooF Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020										Heated Area: 2724										HX Base Yr 2020										Tax Group: 4										Tax Dist:									
RooF Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE										372,953																			
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE										24,942																			
Interior Floo	14	CARPET 60																					TOTAL LAND VALUE - MARKET										75,000																			
Interior Floo	11	CLAY TILE 40																					TOTAL MARKET VALUE										472,895																			
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction										167,854																			
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE										305,041																			
Bedrooms		4 100																					TOTAL EXEMPTION VALUE										HX HB 50,000																			
Bathrooms		2.5 100																					BASE TAXABLE VALUE										255,041																			
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE										472,895																			
Stories	2.	2. 100																					NCON VALUE										0																			
Units	0	0 100											INCOME VALUE																																							
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE										447,974																													