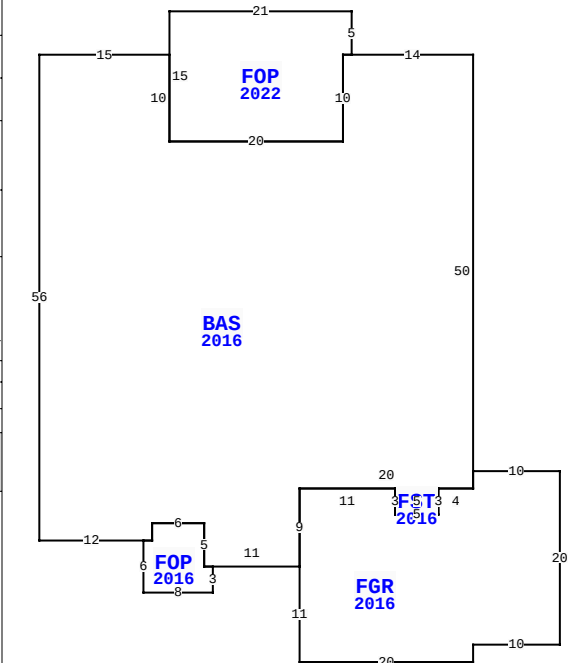


STEPHENS CHRISTOPHER LEE & KIMBERLY NICHOLE
33005 SAWGRASS PARKE PL
FERNANDINA BEACH, FL 32034

26-2N-28-0555-0240-0000

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	2,940	108.5700	135.71	398,987	2016	2016	2016	0	0	3.50	96.50	VALUATION BY		STANDARD												
Roof Structur	03	GABLE/HIP	100		1 SNGL FAM - 100% - 2018										Heated Area: 2501					HX Base Yr 2018					Tax Group: 4		Tax Dist:					
Roof Cover	03	COMP SHNGL	100												BUILDING MARKET VALUE					385,022												
Interior Wall	05	DRYWALL	100												TOTAL MARKET OB/XF VALUE					71,469												
Interior Floo	11	CLAY TILE	50												TOTAL LAND VALUE - MARKET					75,000												
Interior Floo	14	CARPET	50												TOTAL MARKET VALUE					531,491												
Air Condition	03	CENTRAL	100												SOH/AGL Deduction					153,266												
Heating Type	04	AIR DUCTED	100												ASSESSED VALUE					378,225												
Bedrooms		4 100													TOTAL EXEMPTION VALUE					HX HB					50,000							
Bathrooms		3 100													BASE TAXABLE VALUE					328,225												
Frame	02	WOOD FRAME	100												TOTAL JUST VALUE					531,491												
Stories	1.	1. 100													NCON VALUE					0												
Units	00	0 100			INCOME VALUE																											
Occupancy	00	NONE	100		PREVIOUS YEAR MKT VALUE					505,286																						
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	2,501	100	2,501	327,532																												
FGR	585	55	322	42,170																												
FOP	57	30	17	2,226																												
FOP	305	30	92	12,048																												
FST	15	55	8	1,048																												
TOTALS		3,463		2,940	385,022																											
EXTRA FEATURES					33005 SAWGRASS PARKE PL, 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	0 100	0	0	832.00	SF	5.20	5.20	100	2016	2016	3	96	4,153																	
2	0810	CONCRETE A	0 100	0	0	75.00	SF	6.50	6.50	100	2016	2016	3	96	468																	
3	0476	VF 6 SBPL	0 100	0	0	246.00	LF	32.00	32.00	100	2016	2016	3	90	7,085																	
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	90	540																	
5	0861	POOL GUNIT	0 100	36	14	504.00	SF	85.00	85.00	100	2022	2022	3	98	41,983																	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940																	
7	0855	CONC PAVER	0 100	0	0	1,530.00	SF	10.00	10.00	100	2022	2022	3	100	15,300																	
LAND DESCRIPTION					TOTAL OB/XF 71,469																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000															
											</																					