

BUILDING CHARACTERISTICS CONSTRUCTION													MARKET ADJUSTMENTS							NASSAU COUNTY PROPERTY							
ELEMENT	CD												TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
Floor		1 100											1632300		1,500					2007	2007	100	100		0		
Location	END	END 100											1 CONDO - 0% - 0														
View Lump	TYPICAL	TYPICAL 100											HX Base Yr														
Parking	OPEN	OPEN 100																									
Bedrooms		8 100																									
Quality		03 Quality Level 03																									
DOR CODE		0417 CONDO OFFICE																									
MAP NUM										MKT AREA		04															
NEIGHBORHOOD/LOC		4005.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
TOTALS		1,500		1,500																							

97040 ELK CREEK CT, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		331,785
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		331,785
SOH/AGL Deduction		70,244
ASSESSED VALUE		261,541
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		261,541
TOTAL JUST VALUE		331,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1563/1602	4/29/2008	WD	Q	I		306,000
GRANTOR: BRYAN COUNTY HOLDINGS						
GRANTEE: ZEPHYR LAND HOLDING						

BUILDING NOTES											

BUILDING DIMENSIONS											

LAND DESCRIPTION														TOTAL OB/XF												0
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		