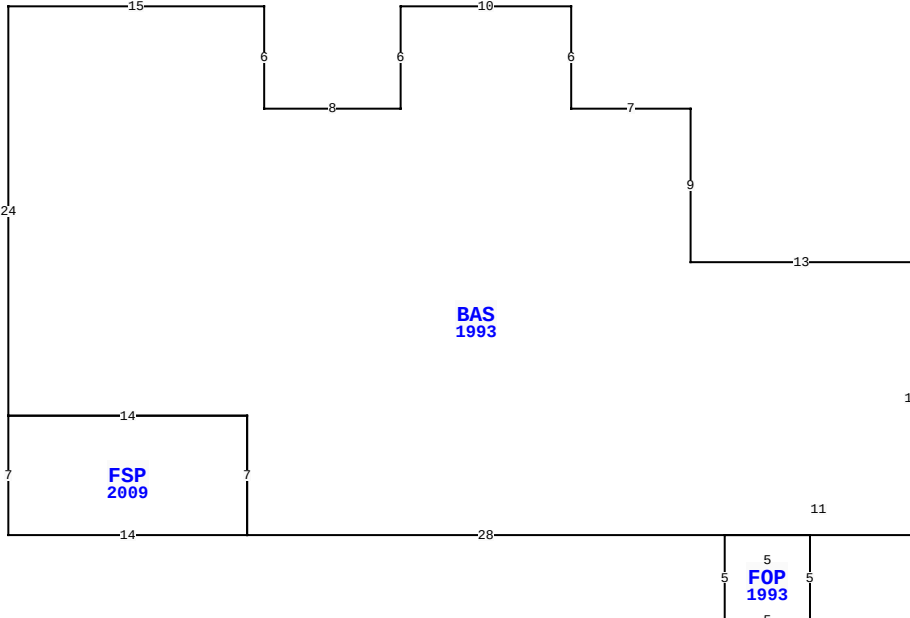


EAKER NEIL MICHAEL
96022 CENTRAL RD
FERNANDINA BEACH, FL 32034

40-2N-28-0000-0045-0000

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		05	AVERAGE 100		0100	01	1,307	90.7920	86.25	112,729	1957	1957	0	0	0	23.75	76.25	VALUATION BY		STANDARD																	
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 2024													Heated Area: 1260										HX Base Yr									
Roof Cover		04	BUILT-UP 100																																		
Interior Wall		04	PLYWOOD 50																																		
Interior Wall		05	DRYWALL 50																																		
Interior Floor		08	SHT VINYL 100																																		
Air Condition		02	WINDOW 100																																		
Heating Type		04	AIR DUCTED 100																																		
Bedrooms			2 100																																		
Bathrooms			1 100																																		
Frame		02	WOOD FRAME 100																																		
Stories		1.	1. 100																																		
Units			0 100																																		
BUD8 Adjustme		04	DIST 01 100																																		
Occupancy		00	NONE 100																																		
Quality		01	Quality Level 01																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA		04																																
NEIGHBORHOOD/LOC		4005.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,260	100	1,260	82,865																																	
FOP	25	30	8	526																																	
FSP	98	40	39	2,565																																	
TOTALS		1,383		1,307	85,956																																
EXTRA FEATURES					96022 CENTRAL RD, FERNANDINA BEACH										BLD DATE					LGL DATE																	
															XF DATE					LAND DATE																	
															INC DATE					AG DATE																	
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	0511	GARAGE CB-	0	0	18	17		306.00	SF	40.00	40.00	100	1980	1980	3	32.5	3,978																				
2	0680	POLE SHED	0	0	32	30		960.00	SF	10.00	10.00	100	1980	1980	3	20	1,920																				
3	0500	FP-PRE FAB	0	0	0	0		1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628																				
4	0810	CONCRETE A	0	0	0	0		180.00	SF	6.50	6.50	100	1985	1985	3	47	550																				