



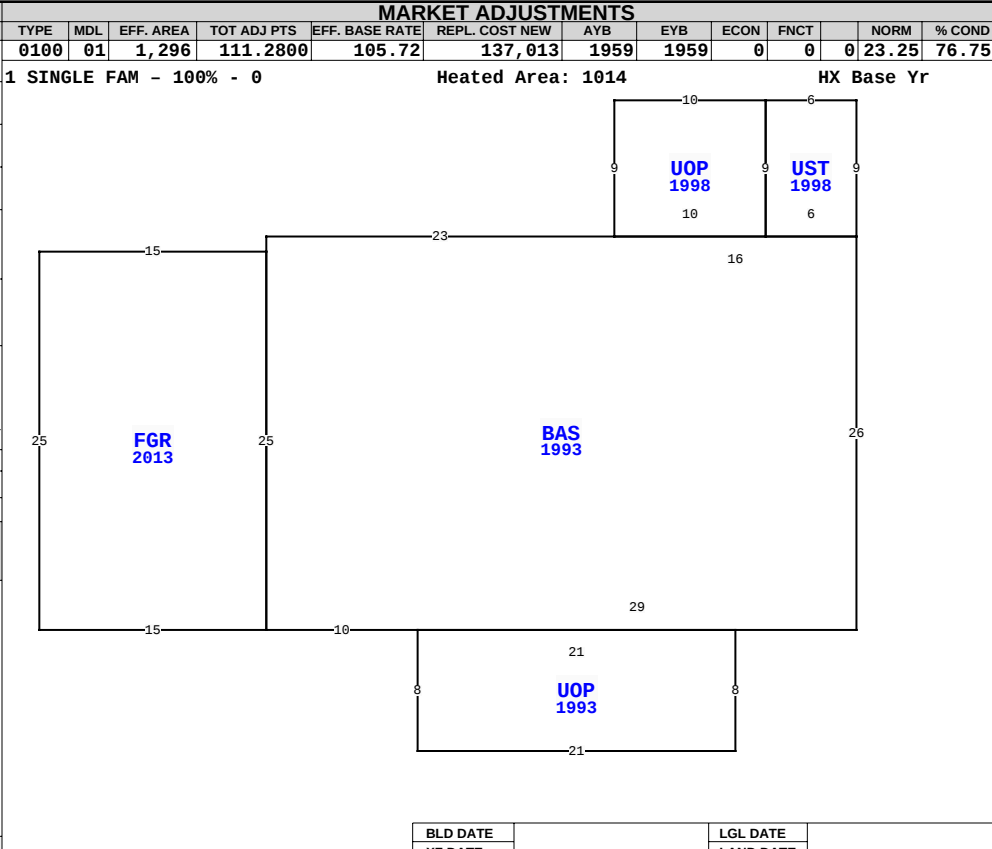
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,014	100	1,014	82,276
FGR	375	55	206	16,715
UOP	168	20	34	2,758
UOP	90	20	18	1,461
UST	54	45	24	1,947
TOTALS	1,701		1,296	105,157

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0940	SHEDS/PORT

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



96090 PINE GROVE RD, FERNANDINA BEACH											XF DATE		LAND DATE	
											INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
192.00	SF	30.00	30.00	100	1990	1990	3	20	1,152					

TOTAL OB/XF													1,152		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
RSF-2	71.00	194.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		105,157			
TOTAL MARKET OB/XF VALUE		1,152			
TOTAL LAND VALUE - MARKET		45,000			
TOTAL MARKET VALUE		151,309			
SOH/AGL Deduction		98,711			
ASSESSED VALUE		52,598			
TOTAL EXEMPTION VALUE		HX HB			
BASE TAXABLE VALUE		25,000			
TOTAL JUST VALUE		151,309			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		146,373			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984778	CHNGE SRVC	0	05/01/1998

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
0239/0197	5/01/1977	WD U I	
GRANTOR:			SALE PRICE
GRANTEE:			15,000
GRANTOR:			
GRANTEE:			
0135/0625	1/01/1972	TA Q I	5,500
GRANTOR:			
GRANTEE:			

BUILDING NOTES			
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BUILDING DIMENSIONS			
UST=[YR=1998] W6 UOP=[YR=1998] W10 S9 BAS=[YR=1993] W23 S1			
FGR=[YR=2013] W15 S25 E15 N25\$ S25 E10 UOP=[YR=1993] S8 E21			
N8 W21\$ E29 N26 W16\$ E10 N9\$ S9 E6 N9\$.			