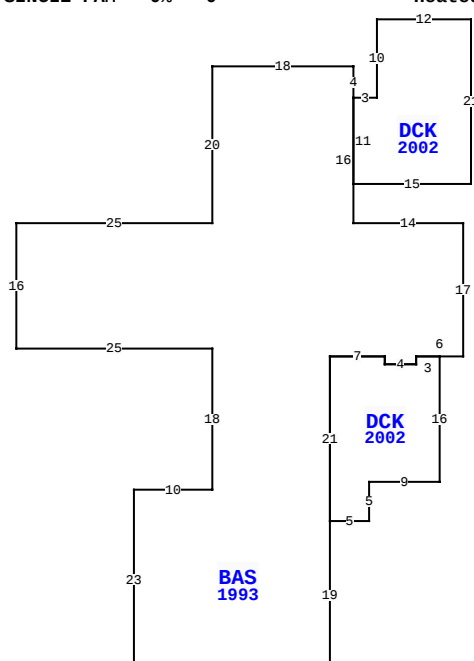


**CASSEL MICHAEL & BEBINN K L/E/
95059 SHURWALL LANE
FERNANDINA BEACH, FL 32034**

44-2N-28-5140-0002-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND									
Exterior Wall	05	AVERAGE 100								0100	01	2,190	102.4100	97.29	213,065	1946	1980	0	0	0	18.00	82.00								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 0										Heated Area: 2138 HX Base Yr										
Roof Cover	12	MODULAR MT 100																												
Interior Wall	05	DRYWALL 80																												
Interior Wall	04	PLYWOOD 20																												
Interior Floo	09	PINE WOOD 70																												
Interior Floo	08	SHT VINYL 30																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		3 100																												
Frame Stories	02	WOOD FRAME 100																												
Units	1.	1. 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		4009.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,138	100	2,138	170,565																										
DCK	245	10	24	1,915																										
DCK	285	10	28	2,234																										
TOTALS		2,668		2,190	174,713																									
EXTRA FEATURES					95059 SHURWALL LN, 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	0350	CARPORT WD	0	0	24	26		624.00	SF 8.58	8.58	100	1980	1980	3	20	1,071														
2	0350	CARPORT WD	0	0	18	10		180.00	SF 13.00	13.00	100	1980	1980	3	20	468														
3	0510	GARAGE WD-	0	0	20	18		360.00	SF 35.00	35.00	100	1980	1980	3	20	2,520														
4	0504	FP-ELECTRI	0	0	0	0		1.00	UT 2,000.00	2,000.00	100	1946	1946	3	20	400														
5	0504	FP-ELECTRI	0	0	0	0		1.00	UT 2,000.00	2,000.00	100	1985	1985	3	58	1,160														
6	0810	CONCRETE A	0	0	0	0		452.00	SF 6.50	6.50	100	1980	1980	3	32.5	955														
LAND DESCRIPTION																	TOTAL OB/XF 6,574													
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	000130	C	SFR WATER		0	0005	RSF-1	1140.00	238.00	140.00	FF	1.00	1.00	1.00	7,500.00	7,500.00	1,050,000													