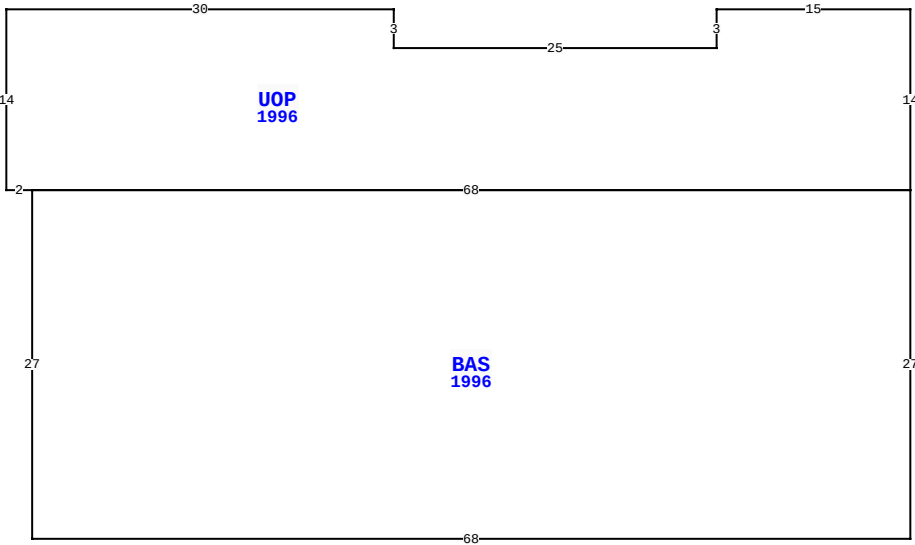


TAYLOR WILLIAM H & ANITA H
94158 WINTERBERRY AVE
FERNANDINA BEACH, FL 32034

45-2N-28-525A-0040-0000



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		0820	02	2,062	116.6000	81.62	168,300	1993	1993	0	0	0	70.00	30.00	VALUATION BY		STANDARD											
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 100% - 1992													Heated Area: 1836							HX Base Yr 1992						
Roof Cover		03	COMP SHNGL 70																												
Roof Cover		01	MINIMUM 30																												
Interior Wall		04	PLYWOOD 100																												
Interior Floo		14	CARPET 80																												
Interior Floo		08	SHT VINYL 20																												
Air Condition		03	CENTRAL 100																												
Heating Type		04	AIR DUCTED 100																												
Bedrooms			3 100																												
Bathrooms			3 100																												
Frame		02	WOOD FRAME 100																												
Stories		1.	1. 100																												
Units			0 100																												
BUD8 Adjustme		04	DIST 01 100																												
Quality		03	Quality Level 03																												
DOR CODE		0200	MOBILE HOME																												
MAP NUM			MKT AREA				04																								
NEIGHBORHOOD/LOC		4003.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																								
BAS		1,836		100	1,836		44,956																								
UOP		905		25	226		5,534																								
TOTALS		2,741			2,062		50,490																								
EXTRA FEATURES					94158 WINTERBERRY AV, 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		0300		BOAT DCK W		0 100	16	8	128.00		SF	40.00		40.00		100	2010	2010	3	60	3,072										
2		0681		POLE SHED		0 100	10	16	160.00		SF	15.00		15.00		100	1992	1992	3	20	480										
3		0510		GARAGE WD-		0 100	16	16	256.00		SF	24.85		24.85		100	1992	1992	3	20	1,272										
4		0500		FP-PRE FAB		0 100	0	0	1.00		UT	3,500.00		3,500.00		100	1993	1993	3	74	2,590										
5		1242		WD DECK A		0 100	0	0	80.00		SF	10.00		10.00		100	1996	1996	3	20	160										
6		0681		POLE SHED		0 100	8	16	128.00		SF	15.00		15.00		100	2000	2000	3	28	538										
LAND DESCRIPTION										TOTAL OB/XF										8,112											
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		100		RM	0.00	0.00	90.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	270,000													

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[illegible]