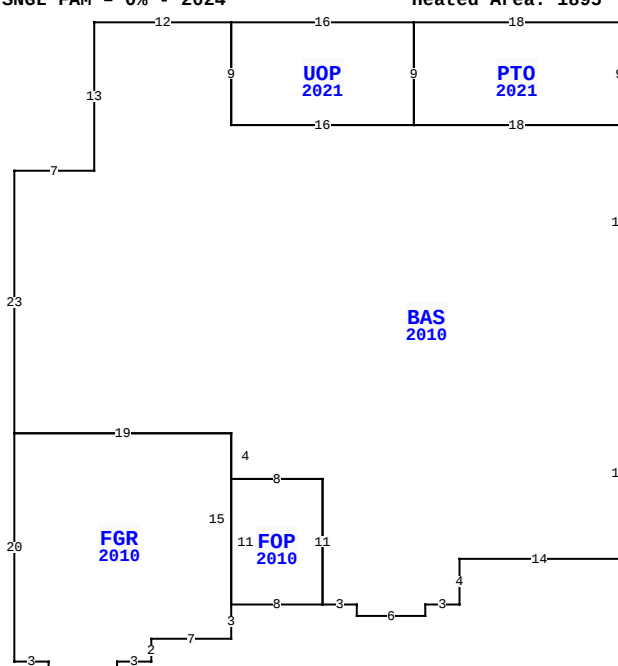


REID ROBIN L & CHRISTOPHER J
10 HEALDSBURG AVE SPC 19
HEALDSBURG, CA 95448

46-3N-28-507F-0023-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
Exterior Wall	14	WD SHINGLE	80	0900	11	2,163	149.2275	186.53	403,464	2010	2010	0	0	6.50	93.50	VALUATION BY					STANDARD																		
Exterior Wall	16	WD FR STUC	20	1 SNGL FAM - 0% - 2024										Heated Area: 1895					HX Base Yr					Tax Group: 4					Tax Dist:										
RooF Structur	08	IRREGULAR	100											BUILDING MARKET VALUE					377,239																				
RooF Cover	03	COMP SHNGL	100											TOTAL MARKET OB/XF VALUE					10,861																				
Interior Wall	05	DRYWALL	100											TOTAL LAND VALUE - MARKET					95,000																				
Interior Floo	11	CLAY TILE	70											TOTAL MARKET VALUE					483,100																				
Interior Floo	14	CARPET	30											SOH/AGL Deduction					0																				
Air Condition	03	CENTRAL	100											ASSESSED VALUE					483,100																				
Heating Type	04	AIR DUCTED	100											TOTAL EXEMPTION VALUE					0																				
Bedrooms	3	100												BASE TAXABLE VALUE					483,100																				
Bathrooms	2	100												TOTAL JUST VALUE					483,100																				
Frame	02	WOOD FRAME	100											NCON VALUE					0																				
Stories	1.	1. 100		INCOME VALUE																																			
Units	0	100		PREVIOUS YEAR MKT VALUE					374,639																														
Occupancy	00	NONE	100																																				
Quality										03 Quality Level 03																													
DOR CODE										0100 SINGLE FAMILY																													
MAP NUM										MKT AREA										04																			
NEIGHBORHOOD/LOC										4021.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,895	100	1,895	330,498																																			
FGR	372	55	205	35,753																																			
FOP	88	30	26	4,535																																			
PTO	162	5	8	1,395																																			
UOP	144	20	29	5,057																																			
TOTALS										2,661										2,163										377,239									
EXTRA FEATURES										95122 SEA HAWK PL, 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	04/03/2024 MLU																							
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	94	3,290																								
2	0811	CONCRETE B	0	0	0	1,600.00	SF	5.20	5.20	100	2010	2010	3	91	7,571																								