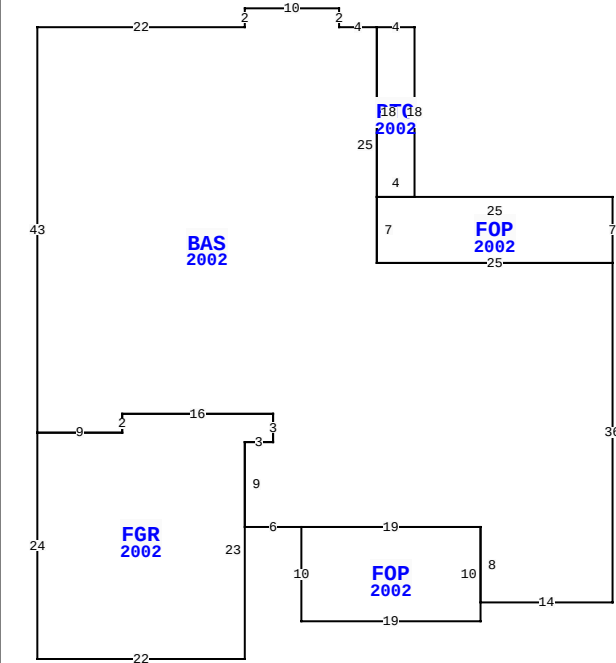


ROSSI LAWRENCE J & LUANNE P
96175 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

46-3N-28-5480-0001-0070

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall		16	WD FR STUC 100		0500	01	2,908	118.8348	178.25	518,351	2002	2006	0	0	8.50	91.50	STANDARD																	
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 0% - 0										Heated Area: 2485										HX Base Yr									
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floor		11	CLAY TILE 80																															
Interior Floor		14	CARPET 20																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			4 100																															
Bathrooms			2.5 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.	1. 100																															
Units			0 100																															
Occupancy		00	NONE 100																															
Quality		04	Quality Level 04																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												04																			
NEIGHBORHOOD/LOC		4024.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,485	100	2,485	405,300																														
FGR	563	55	310	50,561																														
FOP	175	30	52	8,481																														
FOP	190	30	57	9,296																														
PTO	72	5	4	652																														
TOTALS		3,485		2,908	474,291																													
EXTRA FEATURES					96175 OYSTER BAY DR, 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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010																			
2	0861	POOL GUNIT	0	0	0	406.00	SF	85.00	85.00	100	2002	2002	3	29	10,008																			
3	0845	KOOL DECK	0	0	0	582.00	SF	7.25	7.25	100	2002	2002	3	82	3,460																			
4	0871	POOL HTR R	0	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	20	400																			
5	0812	CONCRETE C	0	0	0	1,593.00	SF	4.00	4.00	100	2002	2002	3	82	5,225																			
6	0911	SCRN RM A	0	0	0	1,040.00	SF	17.50	17.50	100	2003	2003	3	21	3,822																			
TOTAL OB/XF 25,925																																		
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000133	C	SFR LAKE	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000																	