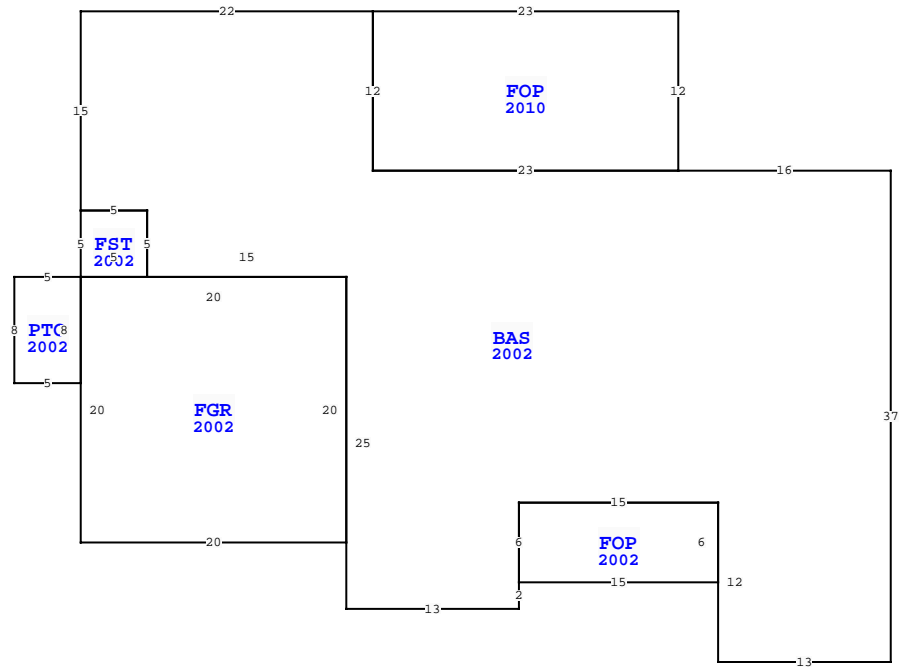


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2012.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,684	100	2002
FGR	400	55	2002
FOP	90	30	2002
FOP	276	30	2010
FST	25	55	2002
PTO	40	5	2002
TOTALS	2,515		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,030	125.7732	166.02	337,021	2002	2002	0	0	16.50	83.50
1 SNGL FAM - 100% - 2003 Heated Area: 1684 HX Base Yr 2003											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			281,413
TOTAL MARKET OB/XF VALUE			32,752
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			454,165
SOH/AGL Deduction			270,043
ASSESSED VALUE			184,122
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			133,400
TOTAL JUST VALUE			454,165
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			428,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23762	ADDITION	4,947	07/01/2010
B0108995	NEW CONSTR	116,307	11/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0905/1869	10/29/1999	WD	Q	V		23,500
GRANTOR: VALENTINE TERESA PITT						
GRANTEE: CASON SAMUEL J & CA						
0733/0078	7/03/1995	WD	Q	V		16,900
GRANTOR: ALMAND CONSTRUCTION C						
GRANTEE: PITTS TERESA						

EXTRA FEATURES																	
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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	1,079.00	SF	4.00	4.00	100	2002	2002	3	80	3,453	
3	0810	CONCRETE A	0	100	0	0	183.00	SF	6.50	6.50	100	2002	2002	3	80	952	
4	0940	SHEDS/PORT	0	100	16	8	128.00	SF	21.30	21.30	100	2004	2004	3	21	573	
5	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2010	2010	3	56	18,659	
6	0845	KOOL DECK	0	100	0	0	941.00	SF	7.25	7.25	100	2010	2010	3	90	6,140	
TOTALS																	

BUILDING NOTES			
2248 BONNIE OAKS DR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2002;ORIG=0,0] W16 W23 N12 W22 S15 E5 S5 E15 S25 E13 N2 N6 E15 S12 E13 N37 \$			
FGR=[YR=2002;ORIG=-61,8] S20 E20 N20 W20 \$			
FOP=[YR=2010;ORIG=-16,0] N12 W23 S12 E23 \$			
FOP=[YR=2002;ORIG=-28,31] E15 N6 W15 S6 \$			
PTO=[YR=2002;ORIG=-61,8] W5 S8 E5 N8 \$			
FST=[YR=2002;ORIG=-61,3] S5 E5 N5 W5 \$			

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							