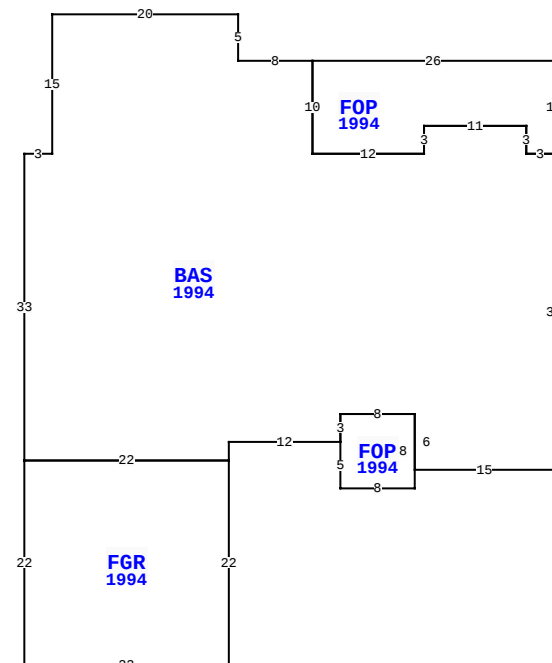


BEAHM FAMILY REVOCABLE TRUST/BEAHM SCOTT L TRUSTEE
2130 LAURA LEIGH COURT
FERNANDINA BEACH, FL 32034

00-00-30-021C-0053-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT		CD	CONSTRUCTION							VALUATION SUMMARY																				
Exterior Wall	20	FACE BRICK 100	0900	01	2,598	124.2000		163.94	425,916	1994	2004	0	0	0	15.00	85.00	VALUATION BY				STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020										Heated Area: 2245					HX Base Yr 2020					Tax Group: 8				Tax Dist:			
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					362,029												
Interior Wall	05	DRYWALL 90											TOTAL MARKET OB/XF VALUE					14,977												
Interior Wall	08	DECORATIVE 10											TOTAL LAND VALUE - MARKET					275,000												
Interior Floo	12	HARDWOOD 60											TOTAL MARKET VALUE					652,006												
Interior Floo	14	CARPET 40											SOH/AGL Deduction					239,289												
Air Condition	03	CENTRAL 100											ASSESSED VALUE					412,717												
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					HX HB 50,722												
Bedrooms		3 100											BASE TAXABLE VALUE					361,995												
Bathrooms		2.5 100											TOTAL JUST VALUE					652,006												
													NCON VALUE					0												
Frame	02	WOOD FRAME 100	INCOME VALUE																											
Stories	1.	1. 100	PREVIOUS YEAR MKT VALUE					611,087																						
Units	0	100																												
Occupancy	00	NONE 100																												
Quality		06	Quality Level 06																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA				02																							
NEIGHBORHOOD/LOC		2031.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,245	100	1994	2,245	312,838																									
FGR	484	55	1994	266	37,067																									
FOP	64	30	1994	19	2,648																									
FOP	227	30	1994	68	9,476																									
TOTALS		3,020			2,598	362,029																								
EXTRA FEATURES										2130 LAURA LEIGH CT, 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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480															
2	0812	CONCRETE C	0	100	0	1,189.00	SF	4.00	4.00	100	1994	1994	3	66	3,139															
3	0810	CONCRETE A	0	100	0	36.00	SF	6.50	6.50	100	1994	1994	3	66	154															
4	0845	KOOL DECK	0	100	0	736.00	SF	7.25	7.25	100	1994	1994	3	66	3,522															
5	0861	POOL GUNIT	0	100	0	373.00	SF	85.00	85.00	100	1994	1994	3	20	6,341															
6	0940	SHEDS/PORT	0	100	10	80.00	SF	21.30	21.30	100	2000	2000	3	20	341															
LAND DESCRIPTION										TOTAL OB/XF 14,977																				
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	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000													