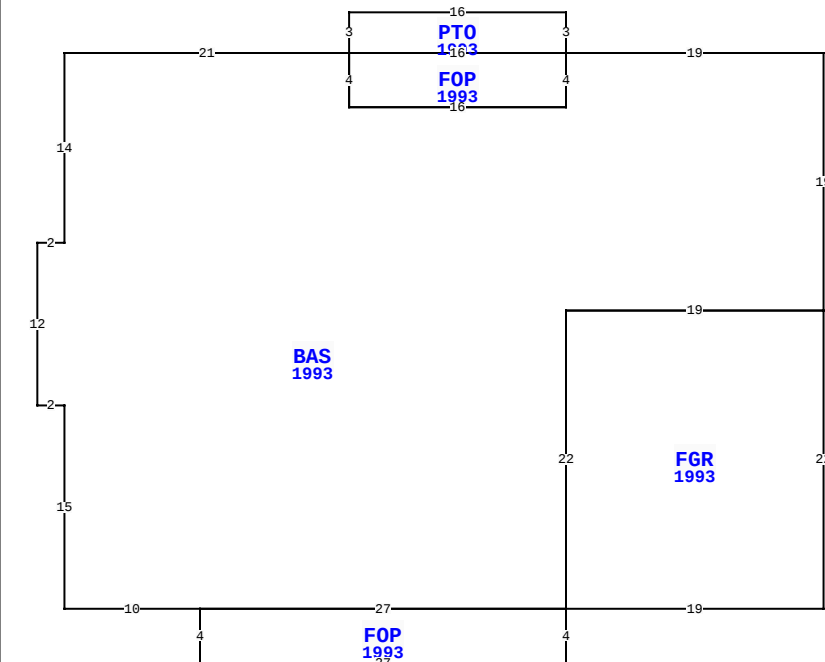


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	05	AVERAGE 100		0900	01	2,121	121.7160	160.67	340,781	1992	1992	0	0	0	15.25	84.75	VALUATION BY		STANDARD																							
Roof Structur	03	GABLE/HIP 100		1 SNGL FAM - 100% - 2019										Heated Area: 1838										Tax Group: 8		Tax Dist:																
Roof Cover	12	MODULAR MT 100												HX Base Yr 2019										BUILDING MARKET VALUE		288,812																
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE		5,323																
Interior Floo	14	CARPET 60																						TOTAL LAND VALUE - MARKET		180,000																
Interior Floo	12	HARDWOOD 40																						TOTAL MARKET VALUE		474,135																
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction		194,231																
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE		279,904																
Bedrooms		3 100																						TOTAL EXEMPTION VALUE		50,722																
Bathrooms		2 100																						BASE TAXABLE VALUE		229,182																
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE		474,135																
Stories	1.	1. 100																						NCON VALUE		0																
Units		0 100																						INCOME VALUE																		
Occupancy	00	NONE 100																						PREVIOUS YEAR MKT VALUE		459,771																
Quality		06	Quality Level 06																																							
DOR CODE		0100	SINGLE FAMILY																																							
MAP NUM			MKT AREA																					02																		
NEIGHBORHOOD/LOC		2025.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR																					TOT ADJ AREA	SUBAREA MARKET VALUE																	
BAS	1,838	100	1993																					1,838	250,276																	
FGR	418	55	1993																					230	31,319																	
FOP	64	30	1993																					19	2,587																	
FOP	108	30	1993																					32	4,357																	
PTO	48	5	1993																					2	272																	
TOTALS		2,476																							2,121	288,812																
EXTRA FEATURES																								1820 REATTA LN, 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450																										
2	0811	CONCRETE B	0	100	0	0	891.00	SF	5.20	5.20	100	1992	1992	3	62	2,873																										