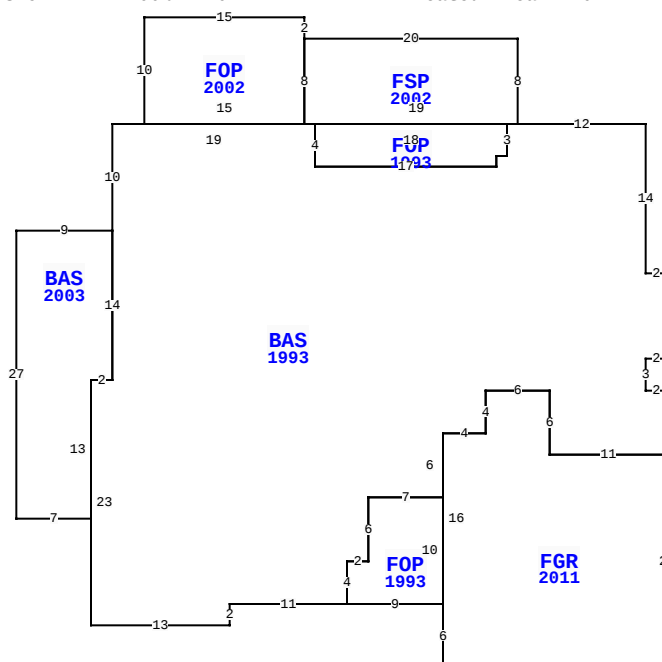


CARPENTER APRIL REVOCABLE TRUST UTA/CARPENTER APRIL
2621 BENZ PL
FERNANDINA BEACH, FL 32034

00-00-30-021N-0072-0000

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		10	ABOVE AVG 90		0900	01	2,512	128.5056	169.63	426,111	1990	1990		0		0	16.42	83.58	VALUATION BY					STANDARD										
Exterior Wall		20	FACE BRICK 10		1 SNGL FAM - 100% - 2024										Heated Area: 2104										HX Base Yr 2024									
Roof Structur		03	GABLE/HIP 100												Tax Group: 8										Tax Dist:									
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										356,144									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										59,453									
Interior Floo		13	LVT/LAMNT 60												TOTAL LAND VALUE - MARKET										216,000									
Interior Floo		11	CLAY TILE 40												TOTAL MARKET VALUE										631,597									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										289,800									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										341,797									
Bedrooms		3	100												TOTAL EXEMPTION VALUE										HX HB 50,722									
Bathrooms		3	100												BASE TAXABLE VALUE										291,075									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										631,597									
Stories		1.	1. 100		NCON VALUE										0																			
Units		0	100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										623,352																			
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	1,887	100	1993	1,887	267,533																													
BAS	217	100	2003	217	30,766																													
FGR	464	55	2011	255	36,153																													
FOP	71	30	1993	21	2,977																													
FOP	78	30	1993	23	3,260																													
FOP	150	30	2002	45	6,380																													
FSP	160	40	2002	64	9,073																													
TOTALS		3,027			2,512	356,144																												
EXTRA FEATURES					2621 BENZ 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																	
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310																		
2	0812	CONCRETE C	0	100	0	0	1,536.00	SF	4.00	4.00	100	1990	1990	3	57	3,502																		
3	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1991	1991	3	20	720																		
4	1242	WD DECK A	0	100	0	0	30.00	SF	10.00	10.00	100	1990	1990	3	20	60																		
5	0885	WATERSCAPE	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1998	1998	3	100	1,000																		
6	0810	CONCRETE A	0	100	0	0	404.00	SF	6.50	6.50	100	2005	2005	3	84	2,206																		
7	0825	BRICK	0	100	0	0	204.00	SF	12.50	12.50	100	2005	2005	3	96	2,448																		
8	1242	WD DECK A	0	100	0	0	116.00	SF	10.00	10.00	100	2005	2005	3	22	255																		
9	0820	WOOD WALK	0	100	12	4	48.00	SF	11.75	11.75	100	2005	2005	3	40	226																		
10	0810	CONCRETE A	0	100	0	0	486.00	SF	6.50	6.50	100	2013	2013	3	93	2,938																		
LAND DESCRIPTION										TOTAL OB/XF										15,665														
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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.20	180,000.00	216,000.00	216,000																	
		</																																

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		8															
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																	
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