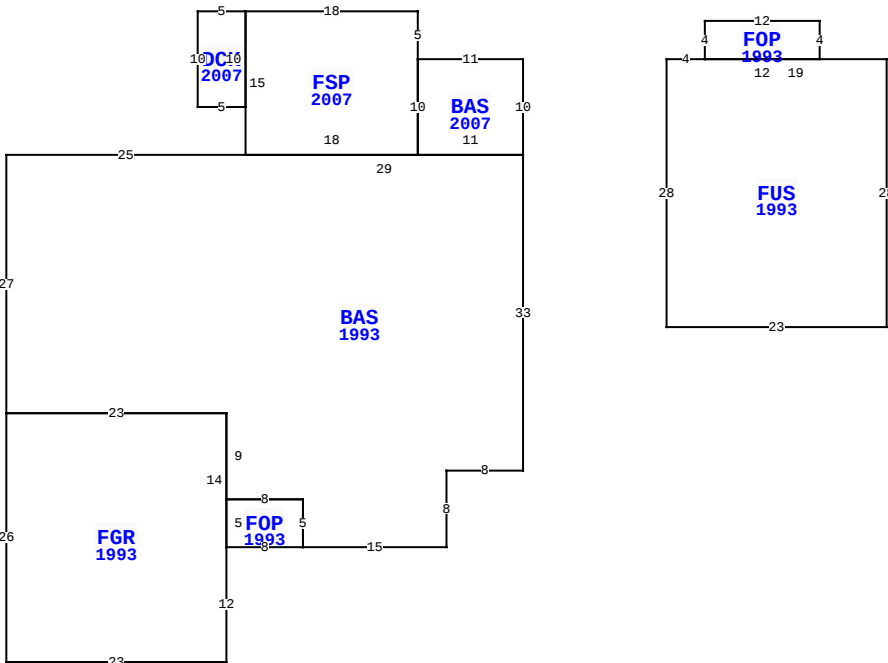


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FERNANDINA BEACH, FL 32034

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND														
Exterior Wall	16	WD FR STUC 100	0900	01	3,010	100.2800	132.37	398,434	1989	1997	0	0	0	13.50	86.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1997													Heated Area: 2542													
Roof Cover	05	COMP SHNGL 100														HX Base Yr 1997													
Interior Wall	03	DRYWALL 100														BUILDING MARKET VALUE 344,645													
Interior Floor	14	CARPET 60														TOTAL MARKET OB/XF VALUE 145,833													
Interior Floor	12	HARDWOOD 40														TOTAL MARKET VALUE 487,100													
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET 977,578													
Heating Type	04	AIR DUCTED 100														SOH/IAGL Deduction 441,402													
Bedrooms		4 100														ASSESSED VALUE 536,176													
Bathrooms		2.5 100														TOTAL EXEMPTION VALUE HX HB 50,722													
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 485,454													
Stories	2.	2. 100														TOTAL JUST VALUE 977,578													
Units	0	0 100														NCON VALUE 0													
Occupancy	00	NONE 100														INCOME VALUE													
																PREVIOUS YEAR MKT VALUE 973,588													