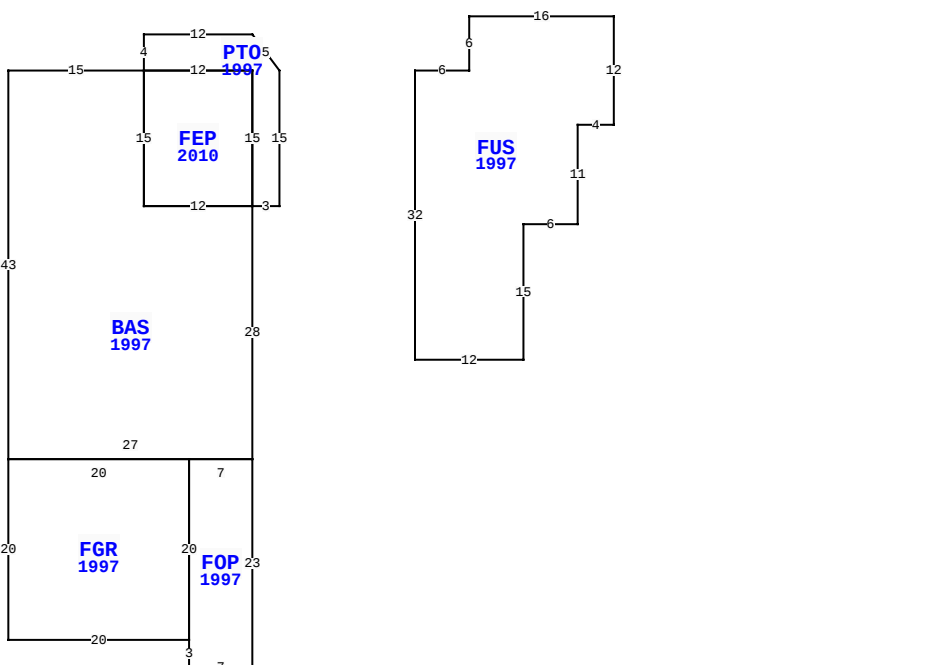


BARON DONNA K TRUSTEE OF/DONNA K BARON TRUST
2040 VILLAGE LN
FERNANDINA BEACH, FL 32034

00-00-30-031V-005B-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 100		0320	01	2,004	126.2240	126.22	252,945	1997	2008		0	0	7.50	92.50	VALUATION BY											
Roof Structur		08	IRREGULAR 100		1 TOWNHOUSE - 100% - 2021										Heated Area: 1587					HX Base Yr 2021					STANDARD				
Roof Cover		03	COMP SHNGL 100												Tax Group: 8					Tax Dist:									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE					233,974									
Interior Floo		14	CARPET 80												TOTAL MARKET OB/XF VALUE					5,891									
Interior Floo		08	SHT VINYL 20												TOTAL LAND VALUE - MARKET					150,000									
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE					389,865									
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction					68,324									
Bedrooms			3 100												ASSESSED VALUE					321,541									
Bathrooms			2 100												TOTAL EXEMPTION VALUE					HX HB WX 55,722									
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE					265,819									
Stories		1.5	1.5 100												TOTAL JUST VALUE					389,865									
Units			0 100		NCON VALUE					0																			
Occupancy		00	NONE 100		INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE					379,449																			
Quality		06	Quality Level 06																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				02																						
NEIGHBORHOOD/LOC		2007.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	981	100	1997	981	114,535																								
FEP	180	80	2010	144	16,813																								
FGR	400	55	1997	220	25,685																								
FOP	161	30	1997	48	5,605																								
FUS	606	100	1997	606	70,752																								
PTO	99	5	1997	5	584																								
TOTALS		2,427			2,004	233,974																							
EXTRA FEATURES					2040 VILLAGE 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	0810	CONCRETE A	0 100	0	0	668.00	SF	6.50	6.50	100	1997	1997	3	72	3,126														
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	RG-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	150,000.00	150,000.00	150,000												
																				</									