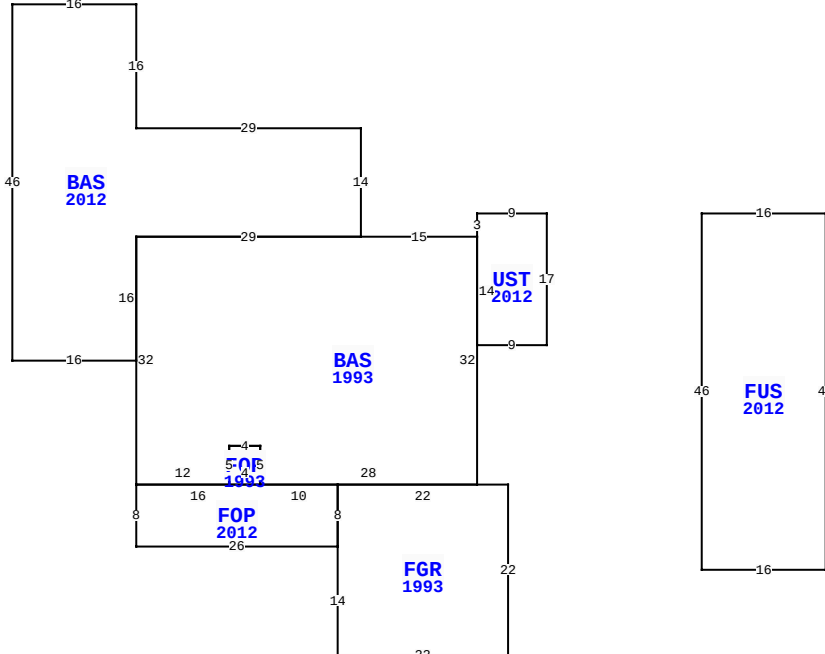


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																
Exterior Wall	12	CEDAR 100		0900	01	3,669	116.5410	153.83	564,402	1988	1999	0	0	0	12.50	87.50	VALUATION SUMMARY																
Roof Structure	03	GABLE/HIP 100		1 SNGL FAM - 100% - 1994										Heated Area: 3266										HX Base Yr 1994									
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floor	14	CARPET 80																															
Interior Floor	11	CLAY TILE 20																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		3 100																															
Bathrooms		3 100																															
Frame	02	WOOD FRAME 100																															
Stories	2.	2. 100																															
Units		0 100																															
BUD8 Adjustme	05	DIST 1A 100																															
Occupancy	00	NONE 100																															
Quality		06	Quality Level 06																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA				02																										
NEIGHBORHOOD/LOC		2008.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,388	100	1993	1,388	186,827																												
BAS	1,142	100	2012	1,142	153,715																												
FGR	484	55	1993	266	35,804																												
FOP	20	30	1993	6	808																												
FOP	208	30	2012	62	8,345																												
FUS	736	100	2012	736	99,067																												
UST	153	45	2012	69	9,287																												
TOTALS		4,131		3,669	493,852																												
EXTRA FEATURES					2120 OAK RIDGE DR, 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	36	3	108.00	SF	6.50	6.50	100	1988	1988	3	52	365																	
2	0810	CONCRETE A	0	100	0	0	623.00	SF	6.50	6.50	100	1988	1988	3	52	2,106																	
3	0825	BRICK	0	100	0	0	348.00	SF	12.50	12.50	100	2007	2007	3	96	4,176																	