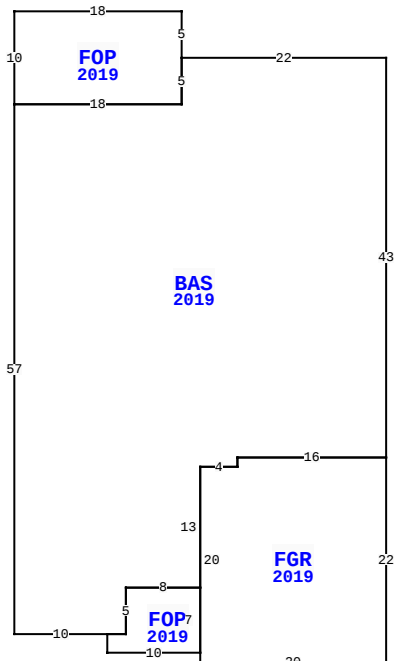


DOYLE FLETCHER I & TRACY M
2802 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

00-00-30-044D-0110-0000

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	PAGE 1 of 1 2																				
Exterior Wall	10	ABOVE AVG 100	0900	01	2,286	125.6605	165.87	379,179	2019	2019	0	0	0	2.00	98.00	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020													Heated Area: 1974																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020																			
Interior Wall	05	DRYWALL 100														VALUATION BY																			
Interior Floo	12	HARDWOOD 70														Tax Group: 2										Tax Dist:									
Interior Floo	14	CARPET 30														BUILDING MARKET VALUE										371,595									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										7,917									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										165,000									
Bedrooms		3 100														TOTAL MARKET VALUE										544,512									
Bathrooms		2 100														SOH/AGL Deduction										239,176									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										305,336									
Stories Units	1.	1. 100 0 100														TOTAL EXEMPTION VALUE										HX HB 50,722									
Occupancy	00	NONE 100														BASE TAXABLE VALUE										254,614									
			TOTAL JUST VALUE										544,512																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										511,698																						