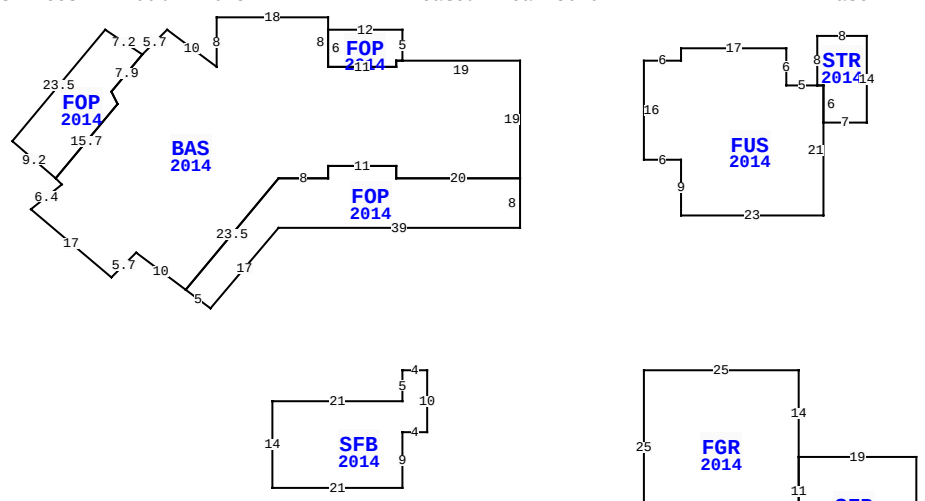
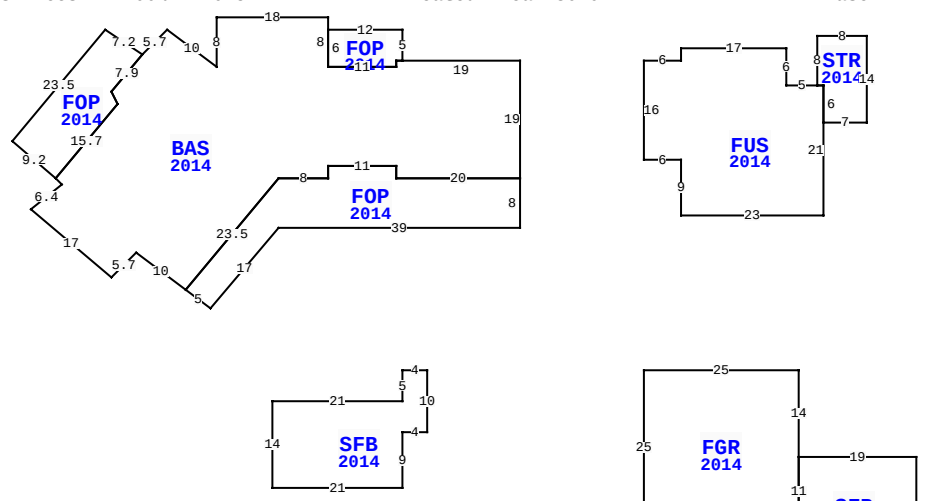


GREENE ROBERT E III & LEAH OGLESBY
1630 SCOTT ROAD
FERNANDINA BEACH, FL 32034

00-00-30-0780-0014-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall		10	ABOVE AVG 100		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY				STANDARD													
Roof Structure		08	IRREGULAR 100		0500	11	3,608	140.1480	221.43	798,919	2014	2014	0	0	0	4.50	95.50	Tax Group: 8				Tax Dist:												
Roof Cover		12	MODULAR MT 100		2 SFR CUST - 100% - 2015										Heated Area: 3040										HX Base Yr 2015									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										762,968									
Interior Floor		12	HARDWOOD 50												TOTAL MARKET OB/XF VALUE										64,288									
Interior Floor		14	CARPET 50												TOTAL LAND VALUE - MARKET										275,000									
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										1,102,256									
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										401,182									
Bedrooms			4 100												ASSESSED VALUE										701,074									
Bathrooms			3.5 100												TOTAL EXEMPTION VALUE										HX HB 50,722									
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										650,352									
Stories		2.	2. 100												TOTAL JUST VALUE										1,102,256									
Units		0	0 100												NCON VALUE										0									
Occupancy		00	NONE 100		INCOME VALUE										PREVIOUS YEAR MKT VALUE						854,767													
Quality		05	Quality Level 05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												03																			
NEIGHBORHOOD/LOC		3028.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,845	100	2014	1,845	390,154																													
FGR	625	55	2014	344	72,744																													
FOP	71	30	2014	21	4,441																													
FOP	204	30	2014	61	12,899																													
FOP	437	30	2014	131	27,702																													
FUS	681	100	2014	681	144,008																													
SFB	309	80	2014	247	52,232																													
SFB	334	80	2014	267	56,462																													
STR	106	10	2014	11	2,326																													
TOTALS	4,612			3,608	762,968																													
EXTRA FEATURES					1630 SCOTT RD, 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	0811	CONCRETE B	0 100	0	0	1,322.00	SF	5.20	5.20	100	2014	2014	3	94	6,462																			
2	0856	POROUS CC	0 100	0	0	780.00	SF	2.50	2.50	100	2014	2014	3	94	1,833																			
3	0861	POOL GUNIT	0 100	0	0	481.00	SF	85.00	85.00	100	2014	2014	3	71	29,028																			
4	0855	CONC PAVER	0 100	0	0	1,439.00	SF	7.00	7.00	100	2014	2014	3	94	9,469																			
5	0851	PATIO STON	0 100	0	0	242.00	SF	0.75	0.75	100	2014	2014	3	94	171																			
6	0510	GARAGE WD-	0 100	25	22	550.00	SF	35.00	35.00	100	2020	2020	3	90	17,325																			
LAND DESCRIPTION					TOTAL OB/XF										64,288																			
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	275,000																	