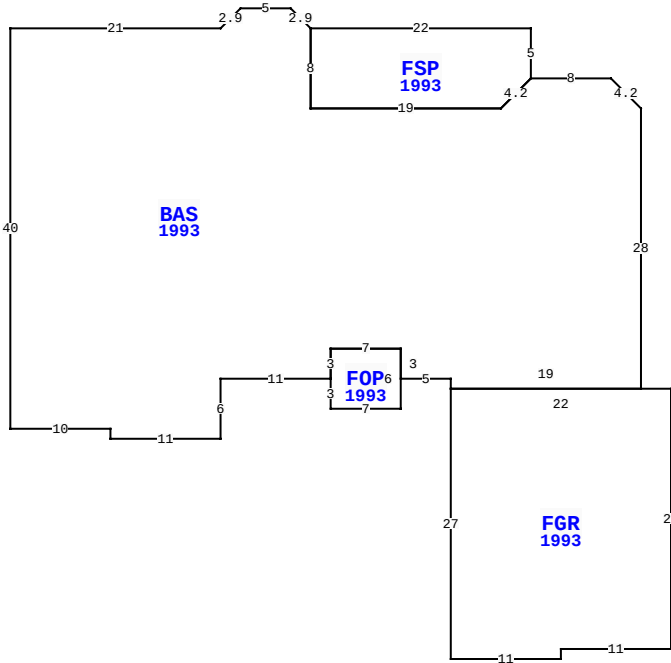


FARLEY KATHERINE & KUZMIN VIKTOR REVOCABLE TRUST/F
1787 ARBOR DR
FERNANDINA BEACH, FL 32034

00-00-30-5115-0007-0000

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION							VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT	CD						TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
Exterior Wall	05	AVERAGE 90					0500	11	2,505	135.2093	213.63	535,143	1991	1991	0	0	0	16.37	83.63													
Exterior Wall	20	FACE BRICK 10					1 SFR CUST - 100% - 2019														Heated Area: 2102						HX Base Yr 2019					
Roof Structur	08	IRREGULAR 100																														
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floo	14	CARPET 80																														
Interior Floo	11	CLAY TILE 20																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		3 100																														
Bathrooms		2.5 100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																														
Units		0 100																														
Occupancy	00	NONE 100																														
Quality		03	Quality Level 03																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA			03																										
NEIGHBORHOOD/LOC		3033.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	2,102	100	1993	2,102	375,541																											
FGR	583	55	1993	321	57,349																											
FOP	42	30	1993	13	2,322																											
FSP	172	40	1993	69	12,327																											
TOTALS		2,899			2,505	447,540																										
EXTRA FEATURES							1787 ARBOR 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	0812	CONCRETE C	0 100	0	0	1,608.00	SF	4.00	4.00	100	1991	1991	3	59.5	3,827																	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380																	