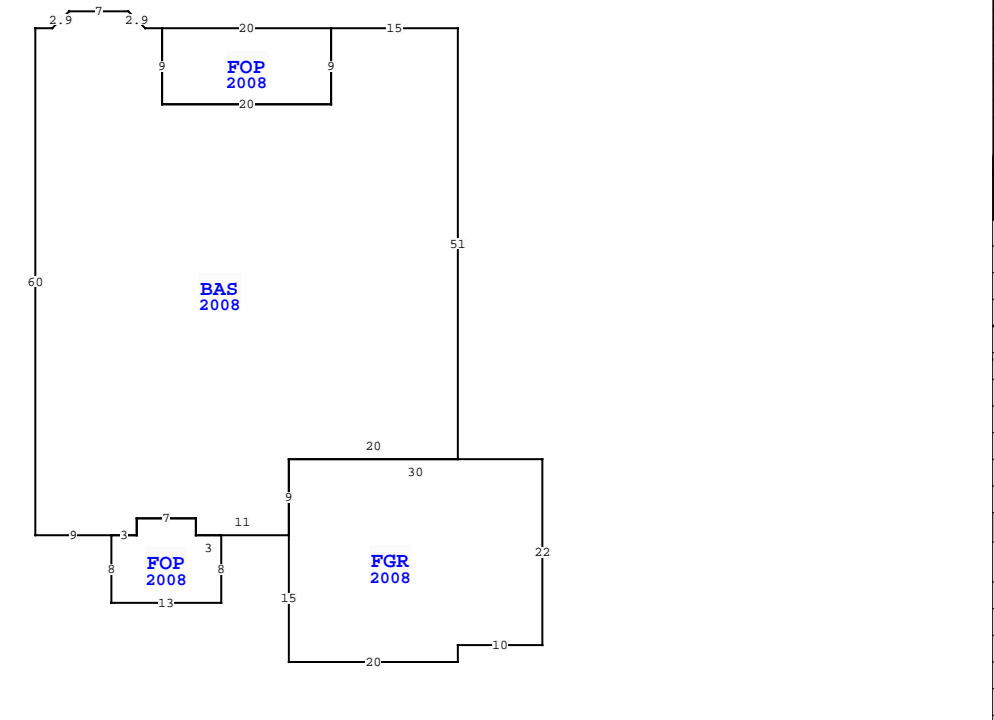


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 90
Interior Floor	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST - 100%	- 2009		Heated Area: 2644					HX	Base Yr 2009	



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1079.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,644	100	2008	2,644	469,445
FGR	700	55	2008	385	68,357
FOP	118	30	2008	35	6,215
FOP	180	30	2008	54	9,587
TOTALS	3,642			3,118	553,604

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		553,604		
TOTAL MARKET OB/XF VALUE		53,461		
TOTAL LAND VALUE - MARKET		150,000		
TOTAL MARKET VALUE		757,065		
SOH/AGL Deduction		354,910		
ASSESSED VALUE		402,155		
TOTAL EXEMPTION VALUE	HX HB	50,722		
BASE TAXABLE VALUE		351,433		
TOTAL JUST VALUE		757,065		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		735,599		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091381	SWIM POOL	25,000	10/08/2009
20091382	ELEC OTHER	1,200	10/08/2009
20091383	OTHER	1,000	10/08/2009
20081423	OTHER	1,640	09/12/2008
20081277	H/AC	7,790	08/11/2008
20081090	OTHER	8,996	06/30/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1596/0418	12/08/2008	WD	Q	I		387,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: YANKOSKY HAZEL J &						
1480/0598	2/22/2007	WD	U	V	19	1,299,500
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

EXTRA FEATURES: 682 E SPANISH WAY, 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	0855	CONC PAVER	0 100	27	4	108.00	SF	10.00	10.00	100	2008	2008	3	88	950	
2	0855	CONC PAVER	0 100	0	0	839.00	SF	10.00	10.00	100	2008	2008	3	88	7,383	
3	0855	CONC PAVER	0 100	71	3	213.00	SF	10.00	10.00	100	2009	2009	3	89	1,896	
4	0911	SCRN RM A	0 100	0	0	1,400.00	SF	17.50	17.50	100	2009	2009	3	35	8,575	
5	0861	POOL GUNIT	0 100	0	0	554.00	SF	85.00	85.00	100	2009	2009	3	52	24,487	
6	0855	CONC PAVER	0 100	0	0	800.00	SF	10.00	10.00	100	2009	2009	3	89	7,120	
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2009	2009	3	35	350	
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	35	700	
9	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2010	2010	3	40	2,000	

LAND DESCRIPTION																	TOTAL OB/XF					53,461		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							