

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	80
Exterior Wall	23	REINF CONC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	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	01
NEIGHBORHOOD/LOC		1031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,318	100	2003
FDG	504	60	2003
FOP	285	30	2003
TOTALS	2,107		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 0%	- 0								
Heated Area: 1318						HX Base Yr					
TOTALS	2,107		1,706	357,918							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			357,918
TOTAL MARKET OB/XF VALUE			7,511
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			615,429
SOH/AGL Deduction			89,366
ASSESSED VALUE			526,063
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			526,063
TOTAL JUST VALUE			615,429
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			549,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
021290	NEW CONSTR	90,400	07/30/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1337/1808	8/01/2005	QC	Q	I	06	124,500
GRANTOR: SANTILLO DOUGLAS R &						
GRANTEE: PAISANT MICHAEL A &						
1147/0280	6/20/2003	WD	Q	I		205,100
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: SANTILLO DOUGLAS R						

EXTRA FEATURES																
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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0810	CONCRETE A	0	0	0	728.00	SF	6.50	6.50	100	2003	2003	3	82	3,880	
3	0810	CONCRETE A	0	0	18	54.00	SF	6.50	6.50	100	2003	2003	3	82	288	
4	0810	CONCRETE A	0	0	18	54.00	SF	6.50	6.50	100	2003	2003	3	82	288	
5	1243	WD DECK F	0	0	2	28.00	SF	8.00	8.00	100	2003	2003	3	20	45	
TOTALS															7,511	

BUILDING NOTES			
1603 GEDDES LN, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2003] W32 S23 FOP=[YR=2003] S26 W1 S2 E2 N1 E20 N8 W15 N19 W6\$ E6 S19 E15 S8 E11 N50\$ PTR=N15 FDG=[YR=2003] N24 E20 S12 E2 S12 W22 \$ S15\$.			

LAND DESCRIPTION										TOTAL OB/XF														
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	0		R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							