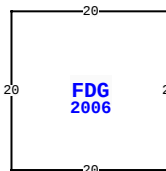


GILCHRIST GRANT P
1988 BURNHAM LANE
FERNANDINA BEACH, FL 32034

00-00-31-102P-0020-0030

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	VALUATION SUMMARY															
Exterior Wall		10	ABOVE AVG 80		0500	11	2,802	148.7424		235.01	658,498	2006	2006		0	0	8.60	91.40	VALUATION BY					STANDARD										
Exterior Wall		23	REINF CONC 20		1 SFR CUST - 100% - 2007										Heated Area: 2400					HX Base Yr 2007					Tax Group: 2					Tax Dist:				
Roof Structur		08	IRREGULAR 100																	BUILDING MARKET VALUE					601,867									
Roof Cover		12	MODULAR MT 100																	TOTAL MARKET OB/XF VALUE					10,511									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					270,000									
Interior Floo		12	HARDWOOD 80																	TOTAL MARKET VALUE					882,378									
Interior Floo		15	HARDTILE 20																	SOH/AGL Deduction					493,926									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					388,452									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB					50,722				
Bedrooms			3 100																	BASE TAXABLE VALUE										337,730				
Bathrooms			3.5 100																	TOTAL JUST VALUE										882,378				
																				NCON VALUE										0				
Frame		02	WOOD FRAME 100							INCOME VALUE																								
Stories		1.5	1.5 100							PREVIOUS YEAR MKT VALUE					801,207																			
Units			0 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA																															
NEIGHBORHOOD/LOC			1031.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,454	100	2006	1,454	312,318																													
FDG	400	60	2006	240	51,551																													
FOP	180	30	2006	54	11,600																													
FOP	180	30	2006	54	11,600																													
FOP	180	30	2006	54	11,600																													
FUS	946	100	2006	946	203,200																													
TOTALS		3,340			2,802	601,867																												
EXTRA FEATURES										1988 BURNHAM LN, FERNANDINA BEACH										BLD DATE														
																				XF DATE														
																				LGL DATE														
																				LAND DATE														
																				AG DATE														
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	05/08/2025 MLU																
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115																		
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	240																		
3	0825	BRICK	0	100	5	5	25.00	SF	12.50	12.50	100	2006	2006	3	96	300																		
4	0825	BRICK	0	100	4	4	16.00	SF	12.50	12.50	100	2006	2006	3	96	192																		
5	0810	CONCRETE A	0	100	27	16	432.00	SF	6.50	6.50	100	2006	2006	3	86	2,415																		
6	1241	WD DECK G	0	100	13	7	91.00	UT	11.50	11.50	100	2006	2006	3	40	419																		
7	0450	PREFAB FNC	0	100	13	7	91.00	LF	8.00	8.00	100	2006	2006	3	24	175																		
8	0820	WOOD WALK	0	100	15	7	105.00	SF	11.75	11.75	100	2006	2006	3	40	494																		
9	0820	WOOD WALK	0	100	68	3	204.00	SF	11.75	11.75	100	2006	2006	3	40	959																		
10	0820	WOOD WALK	0	100	53	3	159.00	SF	11.75	11.75	100	2006	2006	3	40	747																		
LAND DESCRIPTION										TOTAL OB/XF										9,056														
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		R-2	0.00	0.00	54.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	270,000																	

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