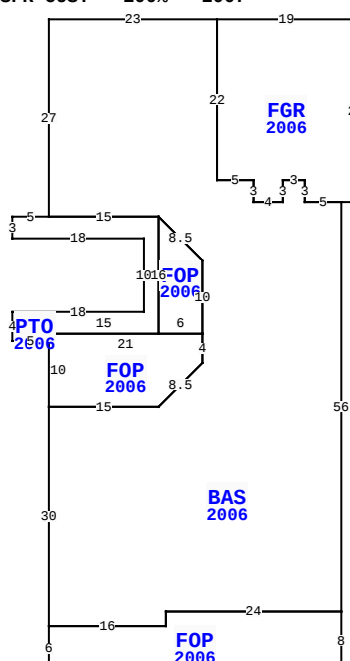


BERTSCH JOHN P & BEVERLY C
1755 BURNHAM LANE
FERNANDINA BEACH, FL 32034

00-00-31-102P-0021-0030

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 100		0500	11	2,783		144.3533		634,747	2006	2006		0	0	8.50	91.50	STANDARD																																										
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2007															Heated Area: 2361																																									
Roof Cover		03	COMP SHNGL 100																	HX Base Yr 2007																																									
Interior Wall		05	DRYWALL 100																	VALUATION BY										TAX GROUP: 2																															
Interior Floo		15	HARDTILE 80																	BUILDING MARKET VALUE										588,794																															
Interior Floo		14	CARPET 20																	TOTAL MARKET OB/XF VALUE										13,049																															
Air Condition		03	CENTRAL 100																	TOTAL LAND VALUE - MARKET										275,000																															
Heating Type		04	AIR DUCTED 100																	TOTAL MARKET VALUE										868,843																															
Bedrooms			3 100																	SOH/AGL Deduction										448,285																															
Bathrooms			2 100																	ASSESSED VALUE										420,558																															
Frame		02	WOOD FRAME 100																	TOTAL EXEMPTION VALUE										HX HB																															
Stories		1.	1. 100																	BASE TAXABLE VALUE										369,836																															
Units		00	0 100		TOTAL JUST VALUE										868,843																																														
Occupancy		00	NONE 100		NCON VALUE										0																																														
					INCOME VALUE																																																								
					PREVIOUS YEAR MKT VALUE										788,337																																														
Quality		03	Quality Level 03																	PERMIT NUM										DESCRIPTION										AMT										ISSUED											
DOR CODE		0100	SINGLE FAMILY																	20062132										SWIM POOL										15,000										09/18/2006											
MAP NUM			MKT AREA																	20060885										XF0B										3,950										04/26/2006											
NEIGHBORHOOD/LOC		1031.00																		20053147										SWIM POOL										22,000										12/09/2005											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																20053133										GAS										1,000										12/08/2005									
BAS		2,361	100	2006	2,361	492,725																20052993										ELEC OTHER										1,000										11/10/2005									
FGR		451	55	2006	248	51,756																20052527										NEW CONSTR										2,000										08/25/2005									
FOP		78	30	2006	23	4,800																																																							
FOP		192	30	2006	58	12,105																																																							
FOP		288	30	2006	86	17,948																																																							
PTO		145	5	2006	7	1,461																																																							
TOTALS		3,515			2,783	580,794																05/08/2025										MLU																													
EXTRA FEATURES		1755 BURNHAM LN, FERNANDINA BEACH															BLD DATE										LGL DATE																																		
																	XF DATE										LAND DATE																																		
																	INC 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																																													
1	0810	CONCRETE A	0 100	24	17	408.00	SF	6.50	6.50	100	2006	2006	3	86	2,281																																														
2	0810	CONCRETE A	0 100	31	3	93.00	SF	6.50	6.50	100	2006	2006	3	86	520																																														
3	0825	BRICK	0 100	2	5	10.00	SF	25.00	25.00	100	2006	2006	3	96	240																																														
4	1127	BRICK 8"	0 100	30	6	180.00	SF	11.00	11.00	100	2006	2006	3	96	1,901																																														
5	0861	POOL GUNIT	0 100	18	10	180.00	SF	85.00	85.00	100	2006	2006	3	40	6,120																																														
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	24	480																																														
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	240																																														
8	0910	SCRN RM L	0 100	22	16	352.00	SF	15.00	15.00	100	2006	2006	3	24	1,267																																														
LAND DESCRIPTION																	TOTAL OB/XF										13,049																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	55.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	275,000																																												