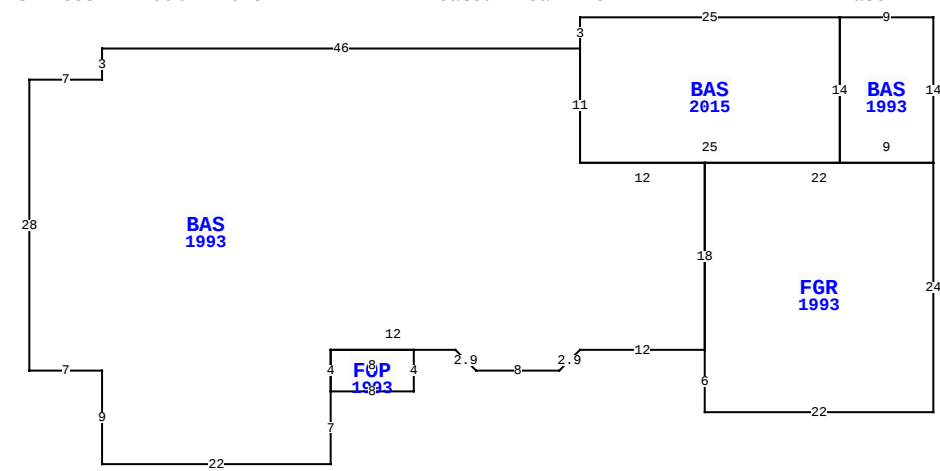


MONROE MOI M III & CHERYL B
2017 SUNRISE DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-128D-0162-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																
ELEMENT	CD	19	COMMON BRK 100	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	NORM	% COND																																			
Exterior Wall	03	GABLE/HIP 100	0500	01	2,784	127.9152	202.11	562,674	1981	1990	0	0	27.00	73.00																																						
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2018										Heated Area: 2484										HX Base Yr 2018																													
Roof Cover	05	COMP SHNGL 100																					BUILDING MARKET VALUE										410,752																			
Interior Wall	05	DRYWALL 100																															TOTAL MARKET OB/XF VALUE										26,490									
Interior Floor	14	CARPET 70																															TOTAL LAND VALUE - MARKET										420,000									
Interior Floor	15	HARDTILE 30																															TOTAL MARKET VALUE										857,242									
Air Condition	03	CENTRAL 100																															SOH/AGL Deduction										400,915									
Heating Type	04	AIR DUCTED 100																															ASSESSED VALUE										456,327									
Bedrooms		3 100																															TOTAL EXEMPTION VALUE										HX HB 50,722									
Bathrooms		3 100																															BASE TAXABLE VALUE										405,605									
Frame	02	WOOD FRAME 100																															TOTAL JUST VALUE										857,242									
Stories	1.	1. 100																															NCON VALUE										0									
Units	0	0 100																					INCOME VALUE																													
BUD8 Adjustme	02	DIST FB 100																					PREVIOUS YEAR MKT VALUE										723,763																			
Occupancy	00	NONE 100																																																		
Quality		04	Quality Level 04																																																	
DOR CODE		0100	SINGLE FAMILY																																																	
MAP NUM			MKT AREA																	01																																
NEIGHBORHOOD/LOC		1007.00																																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																															
BAS	126	100	1993	126	18,590																																															
BAS	2,008	100	1993	2,008	296,261																																															
BAS	350	100	2015	350	51,639																																															
FGR	528	55	1993	290	42,787																																															
FOP	32	30	1993	10	1,475																																															
TOTALS		3,044			2,784	410,752																																														
EXTRA FEATURES					2017 SUNRISE 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	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	3,255																																					
2	0858	SCULP CONC	0 100	0	0	1,146.00	SF	13.00	13.00	100	1981	1981	3	73.5	10,950																																					
3	0825	BRICK	0 100	0	0	832.00	SF	12.50	12.50	100	1981	1981	3	73.5	7,644																																					
4	0940	SHEDS/PORT	0 100	10	6	60.00	SF	18.30	18.30	100	1982	1982	3	20	220																																					
5	0858	SCULP CONC	0 100	0	0	44.00	SF	13.00	13.00	100	1995	1995	3	90	515																																					
6	0810	CONCRETE A	0 100	10	10	100.00	SF	6.50	6.50	100	1995	1995	3	68	442																																					
7	0469	VF LATTIC	0 100	0	0	216.00	SF	5.50	5.50	100	2008	2008	3	72	855																																					
8	0475	VF 4 SBPL	0 100	0	0	216.00	LF	14.00	14.00	100	2008	2008	3	72	2,177																																					
9	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	72	432																																					
LAND DESCRIPTION																	TOTAL OB/XF										26,490																									
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		R-1	120.00	125.00	1.00	LT		1.00	1.00	1.40	300,000.00	420,000.00	420,000																																			