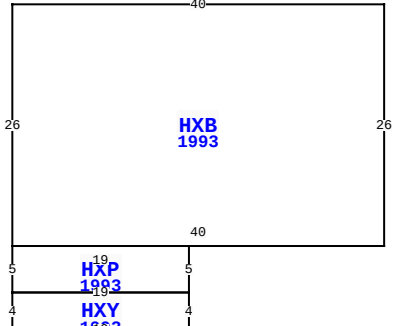
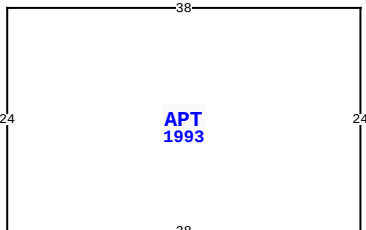


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	05	AVERAGE 50		2700	01	1,991	112.2100	148.12	294,907	1974	1985	0	0	0	16.88	83.12	VALUATION BY																
Exterior Wall	10	ABOVE AVG 50		1 DUPLEX - 0% - 0										Heated Area: 1952										HX Base Yr									
Roof Structure	03	GABLE/HIP 100																															
Roof Cover	12	MODULAR MT 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floor	08	SHT VINYL 60																															
Interior Floor	14	CARPET 40																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms	5	100																															
Bathrooms	4	100																															
Frame	02	WOOD FRAME 100																															
Stories	2.	2. 100																															
Units	0	100																															
BUD8 Adjustme	02	DIST FB 100																															
Occupancy	00	NONE 100																															
Quality		03	Quality Level 03																														
DOR CODE		0800	MULTI-FAMILY																														
MAP NUM		MKT AREA			01																												
NEIGHBORHOOD/LOC		1041.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
APT	912	100	1993	912	112,283																												
HXB	1,040	100	1993	1,040	128,042																												
HXP	95	30	1993	28	3,447																												
HXY	76	15	1993	11	1,354																												
TOTALS		2,123			1,991	245,127																											
EXTRA FEATURES		2904 W 5TH ST U&D, 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	1242	WD DECK A	0	0	0	0	265.00	SF	10.00	10.00	100	1984	1984	3	20	530																	
2	1241	WD DECK G	0	0	0	0	220.00	UT	17.25	17.25	100	1993	1993	3	20	759																	
3	1241	WD DECK G	0	0	20	4	80.00	UT	11.50	11.50	100	1993	1993	3	20	184																	
4	0810	CONCRETE A	0	0	0	0	1,080.00	SF	6.50	6.50	100	2004	2004	3	83	5,827																	
LAND DESCRIPTION										TOTAL OB/XF										7,300													
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	000800	C	MULTI-FAMILY	0	0006	R-2	50.00	125.00	50.00	FF		1.00	1.00	1.09	5,300.00	5,777.00	288,850																
					</																												