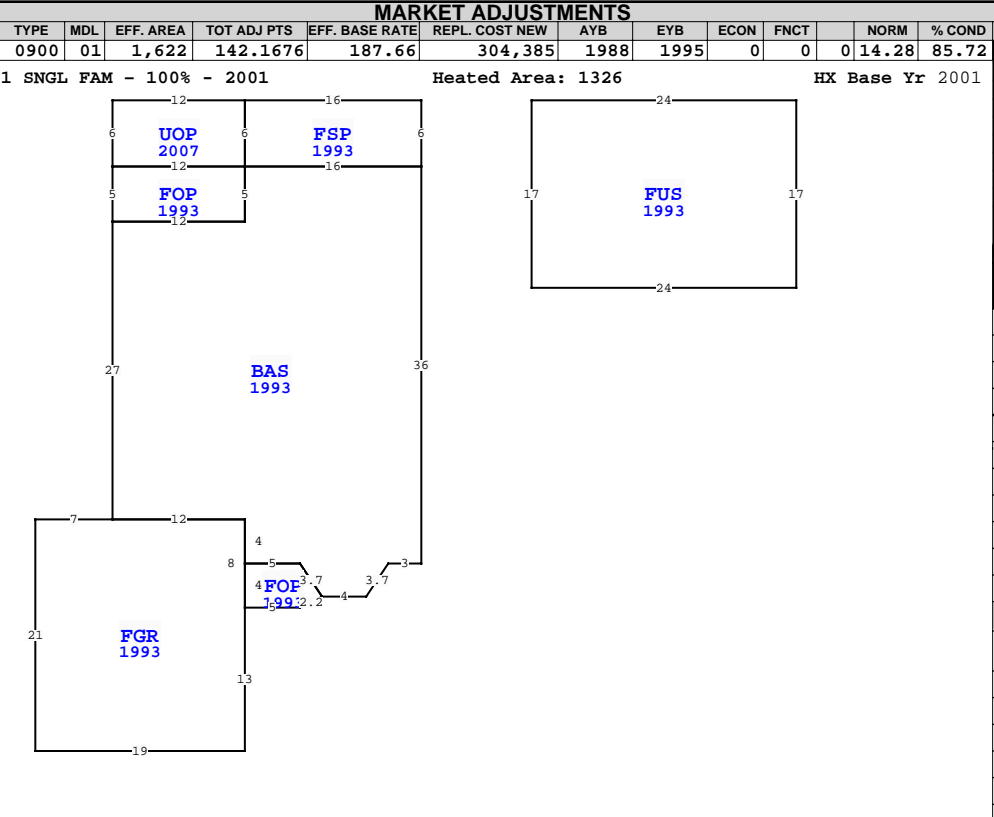


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	12	CEDAR 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 70	
Interior Floor	12	HARDWOOD 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	918	100	1993	918	147,672
FGR	399	55	1993	219	35,229
FOP	24	30	1993	7	1,126
FOP	60	30	1993	18	2,896
FSP	96	40	1993	38	6,113
FUS	408	100	1993	408	65,632
UOP	72	20	2007	14	2,252
TOTALS	1,977			1,622	260,919

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	0811	CONCRETE B	0	100	39	16		5.20	5.20	100	1988	1988	3	52	1,687	
2	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	1988	1988	3	52	537	
3	0504	FP-ELECTRI	0	100	0	0	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
4	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	2000	2000	3	77	891	

EXTRA FEATURES		TOTAL OB/XF	
L N	OB/XF CODE	DESCRIPTION	VALUE
		1551 INVERNESS RD, FERNANDINA BEACH	4,355

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	LAND USE DESCRIPTION	VALUE
1	000100	C RES	180,000.00

L N	USE CODE	CLS	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			260,919
TOTAL MARKET OB/XF VALUE			4,355
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			445,274
SOH/AGL Deduction			285,067
ASSESSED VALUE			160,207
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			109,485
TOTAL JUST VALUE			445,274
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			417,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091010	H/AC	1,700	07/30/2009
20080808	REPAIR/RRF	6,500	05/13/2008
45967	NEW CONSTR	40,000	11/12/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
0924/1706	3/20/2000	WD Q	Q	I		123,500
GRANTOR: WAGNER RICHARD F & MA						
GRANTEE: DAIGLE ROBERT R & S						
0675/1219	2/18/1993	WD Q	Q	I		89,000
GRANTOR: TILL JOHN & CAROL						
GRANTEE: WAGNER RICHARD & M						

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=1993] W16 UOP=[YR=2007] W12 S6 FOP=[YR=1993] S5 BAS=[YR=1993] S27 FGR=[YR=1993] W7 S21 E19 N13 FOP=[YR=1993] E5 R2 U1 U3 L2 W5 S4\$ N8 W12\$ E12 S4 E5 R2 D3 E4 U3 R2 E3 N36 W16 S5 W12\$ E12 N5 W12\$ E12 N6\$ S6 E16 N6\$ PTR=E10 FUS=[YR=1993] E24 S17 W24 N17\$ W10\$.	