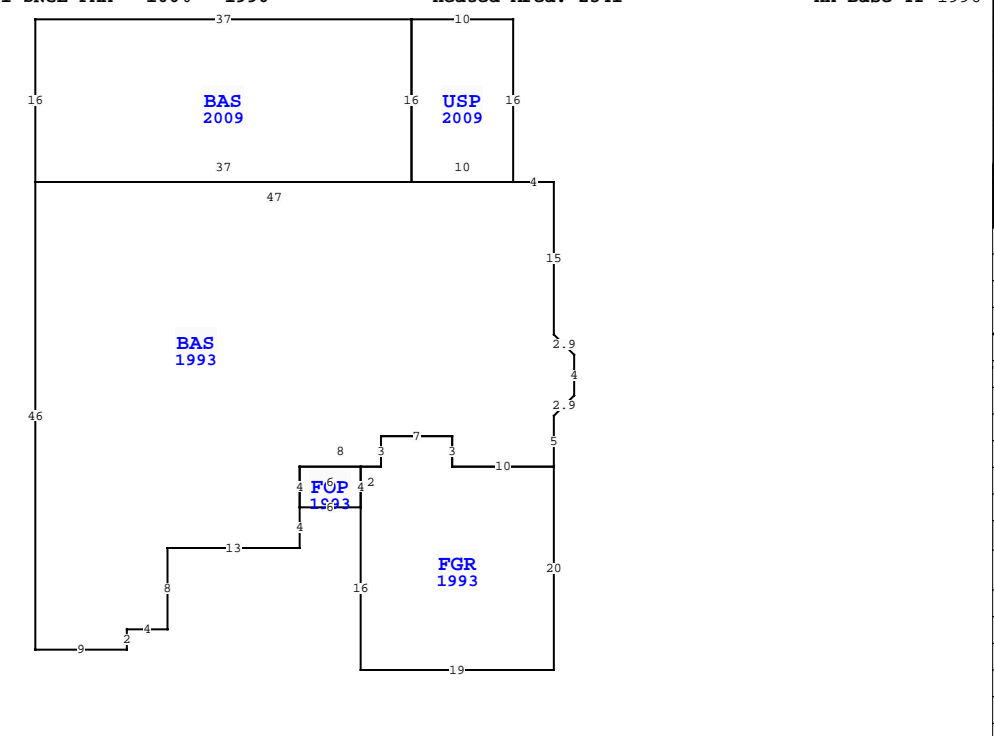


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	12 CEDAR 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,617	115.6992	152.72	399,668	1989	1995	0	0	14.33	85.67



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		342,396	
TOTAL MARKET OB/XF VALUE		4,731	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		527,127	
SOH/AGL Deduction		348,263	
ASSESSED VALUE		178,864	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		128,142	
TOTAL JUST VALUE		527,127	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		491,861	

Quality	06 Quality Level 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	1046.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,749	100	1993	1,749	228,831
BAS	592	100	2009	592	77,454
FGR	401	55	1993	221	28,914
FOP	24	30	1993	7	916
USP	160	30	2009	48	6,280
TOTALS	2,926			2,617	342,396

1532 INVERNESS RD, FERNANDINA BEACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5538	NEW CONSTR	70,775	08/14/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0585/1123	12/13/1989	WD	Q	I		88,600

GRANTOR: ATLANTIC BUILDERS  
GRANTEE: GIES SCOTT & SHIELA  
0577/1206 8/29/1989 WD Q V 02 100  
GRANTOR: FLORIDA LIFESTYLE  
GRANTEE: ATLANTIC BUILDERS

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	0	721.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,043	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	1242	WD DECK A	0	100	0	224.00	SF	10.00	10.00	100	1990	1990	3	20	448	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W4 USP=[YR=2009] N16 W10 BAS=[YR=2009] W37 S16 E37 N16\$ S16 E10\$ W47 S46 E9 N2 E4 N8 E13 N4 FOP=[YR=1993] E6 FGR=[YR=1993] S16 E19 N20 W10 N3 W7 S3 W2 S4 \$ N4 W6 S4 \$ N4 E8 N3 E7 S3 E10 N5 R2 U2 N4 L2 U2 N15\$.	

LAND DESCRIPTION		TOTAL OB/XF 4,731																						
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	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							