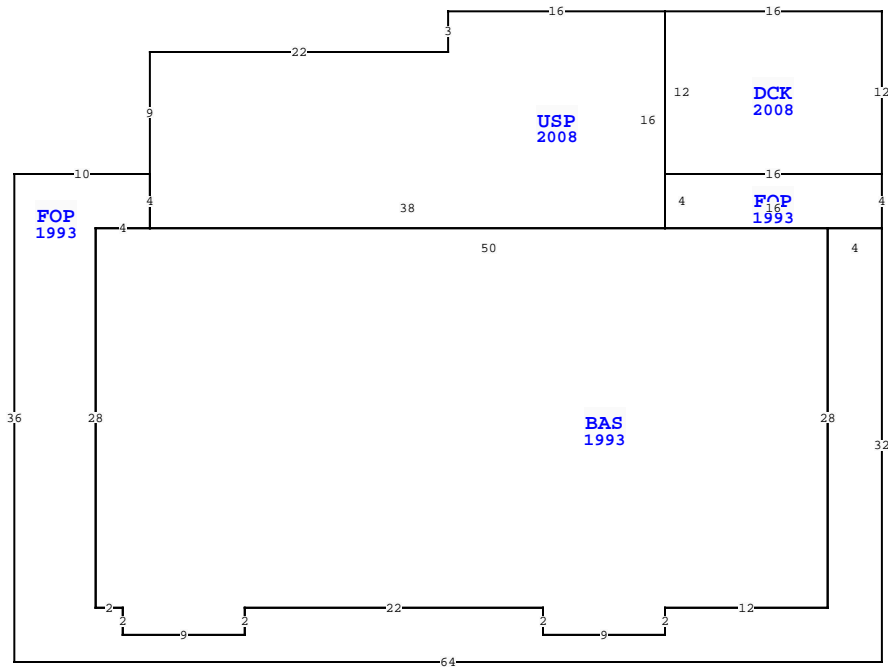


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	13	LVT/LAMMT	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
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
BAS	1,548	100	1993
DCK	192	10	2008
FOP	64	30	1993
FOP	540	30	1993
USP	542	30	2008
TOTALS	2,886		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,911	114.0132	150.50	287,606	1983	1983	0	0	17.25	82.75
1 SNGL FAM - 100% - 1989 Heated Area: 1548 HX Base Yr 1989											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			237,994
TOTAL MARKET OB/XF VALUE			19,772
TOTAL LAND VALUE - MARKET			617,500
TOTAL MARKET VALUE			875,266
SOH/AGL Deduction			654,346
ASSESSED VALUE			220,920
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			170,198
TOTAL JUST VALUE			875,266
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			863,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081335	REPAIR/RRF	7,381	08/28/2008
6341	REPAIR/RRF	1,000	01/29/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0558/0431	12/05/1988	WD	U	I		180,000
GRANTOR: MCCORT JOHN F						
GRANTEE: BAYLISS ED						
0494/1302	8/01/1986	WD	U	I		167,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		2050 OAK MARSH DR, FERNANDINA BEACH	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0500	FP-PRE FAB	0 100 0 0
2	0825	BRICK	0 100 0 0
3	0300	BOAT DCK W	0 100 216 4
4	0300	BOAT DCK W	0 100 14 12
5	0300	BOAT DCK W	0 100 20 8
6	0940	SHEDS/PORT	0 100 16 8
7	0940	SHEDS/PORT	0 100 8 8
8	0311	WD GANG WY	0 100 0 0
9	0300	BOAT DCK W	0 100 33 8
10	0300	BOAT DCK W	0 100 36 3

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100 0 0			1.00	UT	3,500.00	3,500.00	100	1983
2	0825	BRICK	0 100 0 0			214.00	SF	12.50	12.50	100	1985
3	0300	BOAT DCK W	0 100 216 4			864.00	SF	40.00	40.00	100	1983
4	0300	BOAT DCK W	0 100 14 12			168.00	SF	40.00	40.00	100	1983
5	0300	BOAT DCK W	0 100 20 8			160.00	SF	40.00	40.00	100	1983
6	0940	SHEDS/PORT	0 100 16 8			128.00	SF	30.00	30.00	100	1992
7	0940	SHEDS/PORT	0 100 8 8			64.00	SF	30.00	30.00	100	1995
8	0311	WD GANG WY	0 100 0 0			20.00	SF	45.00	45.00	100	1992
9	0300	BOAT DCK W	0 100 33 8			264.00	SF	40.00	40.00	100	1992
10	0300	BOAT DCK W	0 100 36 3			108.00	SF	40.00	40.00	100	2008
TOTAL OB/XF 18,997											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	RES MARSH	100		R-1	95.00	225.00	95.00	FF	1.00

BUILDING NOTES											
BUILDING DIMENSIONS											
DCK=[YR=2008] W16 USP=[YR=2008] W16 S3 W22 S9 FOP=[YR=1993] W10 S36 E64 N32 FOP=[YR=1993] N4 W16 S4 E16 \$ W4 S28 W12 S2 W9 N2 W22 S2 W9 N2 W2 N28 E4 N4 \$ S4 BAS=[YR=1993] W4 S28 E2 S2 E9 N2 E22 S2 E9 N2 E12 N28 W50 \$ E38 N16 \$ S12 E16 N12 \$.											

