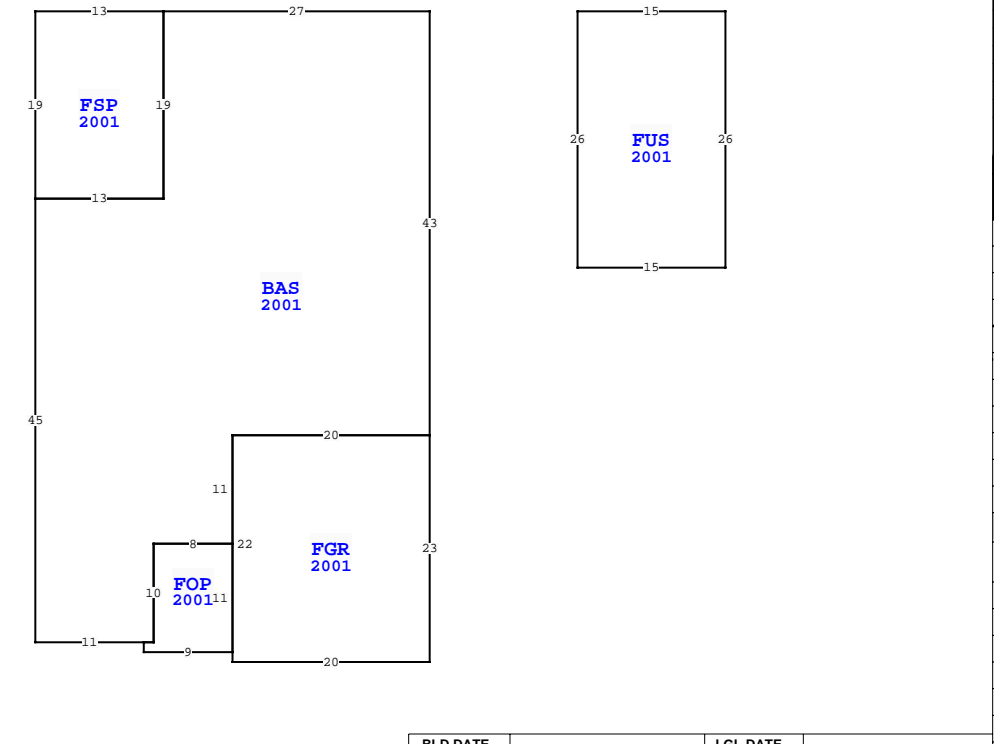




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	23	REINF CONC	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	2,582	124.2912	164.06	423,603	2001	2001	0	0	11.50	88.50		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			374,889
TOTAL MARKET OB/XF VALUE			6,121
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			631,010
SOH/AGL Deduction			42,100
ASSESSED VALUE			588,910
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			588,910
TOTAL JUST VALUE			631,010
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			548,210

Quality		Quality Level 05			
DOR CODE	SINGLE FAMILY				
MAP NUM	MKT AREA		01		
NEIGHBORHOOD/LOC 1081.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,813	100	2001	1,813	263,235
FGR	460	55	2001	253	36,734
FOP	89	30	2001	27	3,921
FSP	247	40	2001	99	14,374
FUS	390	100	2001	390	56,625
TOTALS	2,999			2,582	374,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003068	NEW CONSTR	200,000	05/25/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/0861	8/09/2005	WD	Q	I	06	100
GRANTOR: FENNELLY GWENDOLINE M						
GRANTEE: SCHOFIELD KATHLEEN						
1055/1887	5/15/2002	WD	Q	I	06	100
GRANTOR: SCHOFIELD KATHLEEN						
GRANTEE: SCHOFIELD KATHLEEN						

EXTRA FEATURES														2603 PORTSIDE DR, FERNANDINA BEACH		BLD DATE	LGL DATE	MLU	
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	XF DATE	AG DATE
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940			
2	0819	CONC 12"	0	0	4	7	28.00	SF	9.50	9.50	100	2001	2001	3	79	210			
3	0810	CONCRETE A	0	0	6	7	42.00	SF	6.50	6.50	100	2001	2001	3	79	216			
4	0810	CONCRETE A	0	0	32	16	512.00	SF	6.50	6.50	100	2001	2001	3	79	2,629			
5	1242	WD DECK A	0	0	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48			
6	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	79	46			
7	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	2001	2001	3	20	32			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2001] W27 FSP=[YR=2001] W13 S19 E13 N19 \$ S19 W13 S45 E11 FOP=[YR=2001] S1 E9 FGR=[YR=2001] S1 E20 N23 W20 S22 \$ N11 W8 S10 W1 \$ E1 N10 E8 N11 E20 N43 \$ PTR= E15 FUS=[YR=2001] E15 S26 W15 N26 \$ W15 \$.			

LAND DESCRIPTION										TOTAL OB/XF														
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	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							