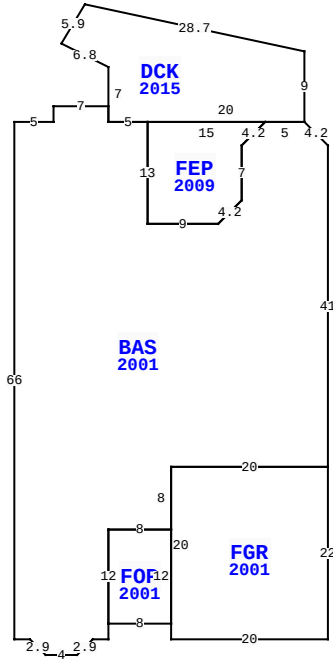


FOUTZ MARK A & SUSAN E
2611 PORTSIDE DR
FERNANDINA BEACH, FL 32034

00-00-31-152C-0006-0000

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	PAGE 1 of 1									
Exterior Wall	16	WD FR STUC 70	0900	01	2,382	125.0480	165.06	393,173	2001	2001	0	0	0	11.50	88.50										
Exterior Wall	23	REINF CONC 30	1 SNGL FAM - 100% - 2002										Heated Area: 1954					HX Base Yr 2002							
Roof Structur	08	IRREGULAR 100																							
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 70																							
Interior Floo	15	HARDTILE 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	3	100																							
Bathrooms	2	100																							
Frame Stories	02	WOOD FRAME 100																							
Units	1.	1. 100																							
Occupancy	00	NONE 100																							
Quality		05 Quality Level 05																							
DOR CODE		0100 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	1,954	100	2001	1,954	285,436																				
DCK	323	10	2015	32	4,675																				
FEP	156	80	2009	125	18,260																				
FGR	440	55	2001	242	35,351																				
FOP	96	30	2001	29	4,236																				
TOTALS		2,969			2,382	347,958																			
EXTRA FEATURES						2611 PORTSIDE DR, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2001	2001	3	84	2,940										
2	0810	CONCRETE A	0	100	5	8	40.00	SF	6.50	100	2001	2001	3	79	205										
3	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	100	2001	2001	3	79	205										
4	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50	100	2001	2001	3	79	3,286										
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	100	2001	2001	3	79	46										
6	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	100	2001	2001	3	20	48										
7	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	100	2001	2001	3	20	32										