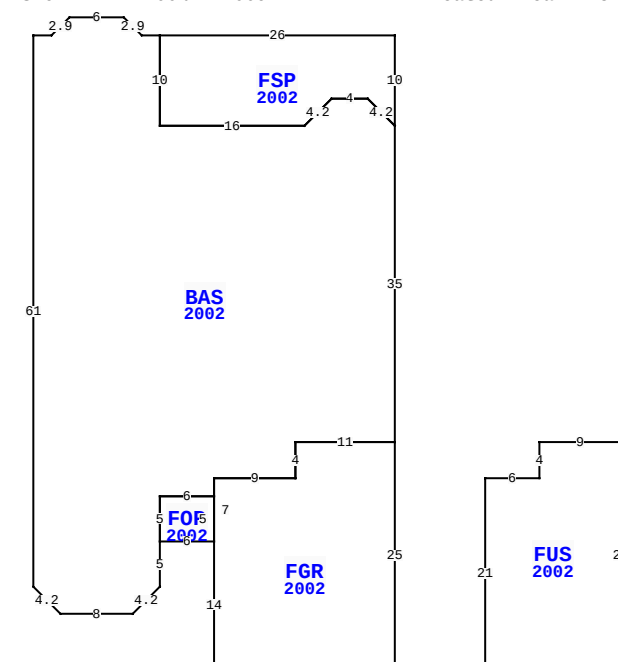


FLINT BRIAN H & SARAH D
414 PORTSIDE DR
FERNANDINA BEACH, FL 32034-2272

00-00-31-152C-0044-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	16	WD FR STUC 70								0900	01	2,617	128.3040	169.36	443,215	2002	2002	0	0	11.00	89.00	VALUATION BY								STANDARD																									
Exterior Wall	23	REINF CONC 30								1 SNGL FAM - 100% - 2009										Heated Area: 2257										HX Base Yr 2009										Tax Group: 2								Tax Dist:							
Roof Structur	08	IRREGULAR 100																		BUILDING MARKET VALUE										394,461																									
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										14,768																									
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										250,000																									
Interior Floo	12	HARDWOOD 70																		TOTAL MARKET VALUE										659,229																									
Interior Floo	15	HARDTILE 30																		SOH/AGL Deduction										344,363																									
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										314,866																									
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 50,722																									
Bedrooms		4 100																		BASE TAXABLE VALUE										264,144																									
Bathrooms		3 100																		TOTAL JUST VALUE										659,229																									
Frame	02	WOOD FRAME 100																		NCON VALUE										0																									
Stories	1.5	1.5 100								INCOME VALUE																																													
Units		0 100								PREVIOUS YEAR MKT VALUE										575,737																																			
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	1,906	100	2002	1,906	287,292																																																		
FGR	464	55	2002	255	38,436																																																		
FOP	30	30	2002	9	1,356																																																		
FSP	239	40	2002	96	14,471																																																		
FUS	351	100	2002	351	52,906																																																		
TOTALS		2,990			2,617	394,461																																																	
EXTRA FEATURES										414 PORTSIDE DR, FERNANDINA BEACH										BLD DATE										LGL DATE																									
																				XF DATE										LAND DATE																									
																				INC DATE										AG DATE																									
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	3,500.00	100	2002	2002	3	85	2,975																																								
2	1126	CB/STC 8"	0 100	8	4	32.00	SF	8.00	8.00	100	2002	2002	3	80	205																																								
3	0810	CONCRETE A	0 100	22	4	88.00	SF	6.50	6.50	100	2002	2002	3	80	458																																								
4	0810	CONCRETE A	0 100	100	16	1,600.00	SF	6.50	6.50	100	2002	2002	3	80	8,320																																								
5	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	2002	2002	3	80	83																																								
6	1242	WD DECK A	0 100	8	4	32.00	SF	15.00	15.00	100	2002	2002	3	20	96																																								
7	1243	WD DECK F	0 100	2	6	12.00	SF	8.00	8.00	100	2002	2002	3	20	19																																								
8	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50	100	2002	2002	3	80	47																																								
9	0476	VF 6 SBPL	0 100	0	0	42.00	LF	32.00	32.00	100	2002	2002	3	55	739																																								
10	0855	CONC PAVER	0 100	22	10	220.00	SF	10.00	10.00	100	2004	2004	3	83	1,826																																								
LAND DESCRIPTION										TOTAL OB/XF										14,768																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000																																						