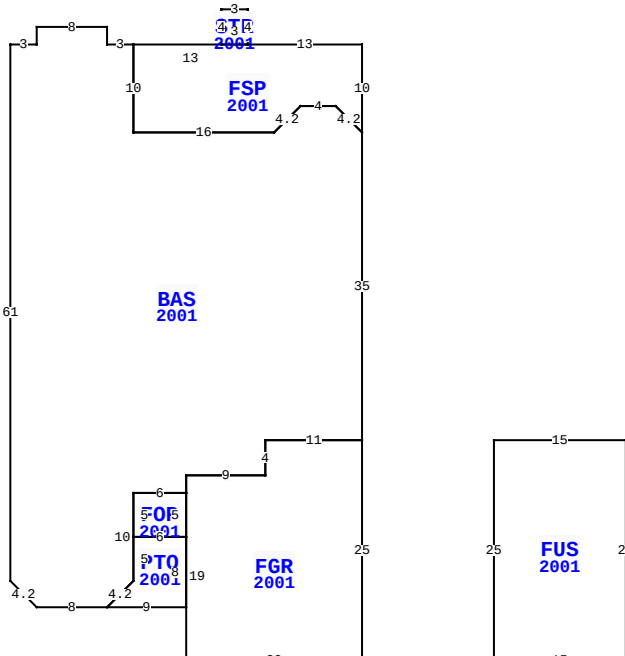


MCGRUTHER KENNETH R TRUST/MCGRUTHER KENNETH R TRUS
409 PORTSIDE DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-152C-0053-0000



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	VALUATION SUMMARY																			
Exterior Wall	16	WD FR STUC 100	0900	01	2,645	122.9184	162.25	429,151	2001	2001	0	0	11.50	88.50	VALUATION BY STANDARD																			
RooF Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2009												Heated Area: 2281																			
RooF Cover	03	COMP SHNGL 100													HX Base Yr 2009																			
Interior Wall	05	DRYWALL 100													Tax Group: 2										Tax Dist:									
Interior Floo	12	HARDWOOD 70													BUILDING MARKET VALUE										379,799									
Interior Floo	15	HARTILE 30													TOTAL MARKET OB/XF VALUE										11,532									
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET										275,000									
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE										666,331									
Bedrooms		4 100													SOH/AGL Deduction										341,902									
Bathrooms		2 100													ASSESSED VALUE										324,429									
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE										HX HB 50,722									
Stories	1.5	1.5 100													BASE TAXABLE VALUE										273,707									
Units		0 100													TOTAL JUST VALUE										666,331									
Occupancy	00	NONE 100	NCON VALUE										0																					
			INCOME VALUE																															
			PREVIOUS YEAR MKT VALUE										576,800																					