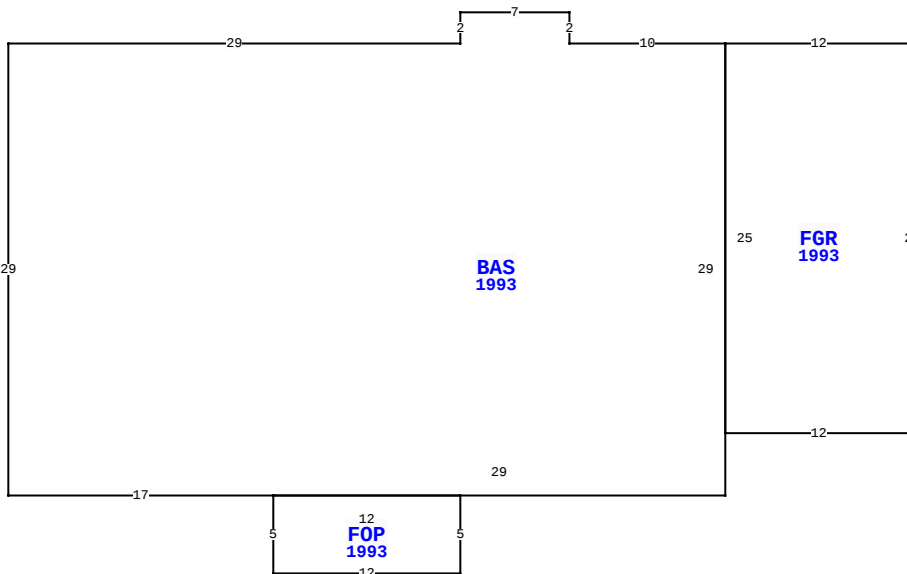




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
Exterior Wall	05	AVERAGE 70								0900	01	1,531	122.2011	161.31	246,966	1987	2015	0	0	0	4.15	95.85	VALUATION BY																
Exterior Wall	16	WD FR STUC 30								1 SNGL FAM - 0% - 2025										Heated Area: 1348										HX Base Yr									
Roof Structur	03	GABLE/HIP 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	13	LVT/LAMNT 80																																					
Interior Floo	11	CLAY TILE 20																																					
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		1039.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,348	100	1993	1,348	208,422																																		
FGR	300	55	1993	165	25,511																																		
FOP	60	30	1993	18	2,783																																		
TOTALS		1,708				1,531	236,717																																
EXTRA FEATURES										2695 OCEAN 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	0810	CONCRETE A	0	0	49	11	539.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,734																							
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100																							
3	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	1987	1987	3	20	160																							
4	0855	CONC PAVER	0	0	27	4	108.00	SF	10.00	10.00	100	2007	2007	3	87	940																							
5	0855	CONC PAVER	0	0	0	0	283.00	SF	10.00	10.00	100	2007	2007	3	87	2,462																							
6	0755	FSP	0	0	15	11	165.00	SF	10.00	10.00	100	2007	2007	3	27	446																							