

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	
Floor		2 100	152	100		948			1983	1983	100	100	0			STANDARD
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											Tax Group: 2	Tax Dist:	
Location	INTERIOR	INTERIOR 100												BUILDING MARKET VALUE	606,800	
View Lump Sum	OCEAN	OCEAN 100												TOTAL MARKET OB/XF VALUE	0	
Desirability	2ND FLOOR	2ND FLOOR 100												TOTAL LAND VALUE - MARKET	0	
Balcony	FOP	FOP 100												TOTAL MARKET VALUE	606,800	
Parking	OPEN/COVER	OPEN/COVER 100												SOH/AGL Deduction	35,031	
Bedrooms		2 100												ASSESSED VALUE	571,769	
Bathrooms		2 100												TOTAL EXEMPTION VALUE	0	
Oth Rooms		2 100												BASE TAXABLE VALUE	571,769	
Quality		03 Quality Level 03												TOTAL JUST VALUE	606,800	
DOR CODE		0400 CONDOMINIUM												NCON VALUE	0	
MAP NUM			MKT AREA												INCOME VALUE	0
NEIGHBORHOOD/LOC		1089.00												PREVIOUS YEAR MKT VALUE	600,650	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											
TOTALS	948			948												

VALUATION SUMMARY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032510	H/AC	2,000	02/14/2003
20020102	REMODEL	2,000	01/23/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1133/0339	4/29/2003	QC	Q	I	01	100
GRANTOR: KOULIANOS CAROLYN L						
GRANTEE: ROSENBERGER CAROLYN						
0701/1981	4/08/1994	WD	Q	I		75,000
GRANTOR: BLAUVELT RUSSELL SR &						
GRANTEE: KOULIANOS CAROLYN L						

EXTRA FEATURES																
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
382 S FLETCHER AVE 210, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES									

BUILDING DIMENSIONS									

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV