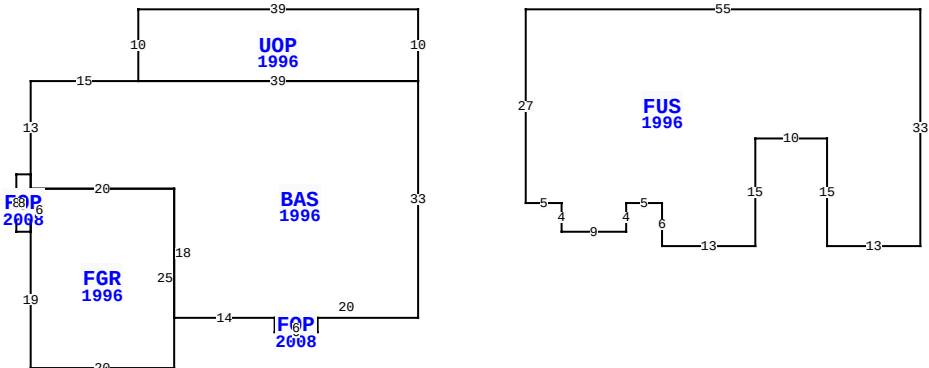


SEBASTIAN WILLIAM D & JANET C
860 ATLANTIC VIEW DR
FERNANDINA BEACH, FL 32034

00-00-31-156E-0016-0000

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		14	WD SHINGLE 100		0900	01	3,371	127.4108	168.18	566,935	1996	1998		0	0	13.00	87.00	VALUATION BY		STANDARD																							
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 1997													Heated Area: 3009													HX Base Yr 1997												
Roof Cover		11	SLATE 100															BUILDING MARKET VALUE													493,233												
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE													23,287												
Interior Floo		14	CARPET 70															TOTAL LAND VALUE - MARKET													445,500												
Interior Floo		15	HARDTILE 30															TOTAL MARKET VALUE													962,020												
Air Condition		03	CENTRAL 100															SOH/AGL Deduction													619,989												
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE													342,031												
Bedrooms			5 100		TOTAL EXEMPTION VALUE													HX HB								50,722																	
Bathrooms			4 100		BASE TAXABLE VALUE													291,309																									
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE													962,020																									
Stories		2.	2. 100		NCON VALUE													0																									
Units		00	0 100		INCOME VALUE																																						
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE													795,854																									
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	1,422	100	1996	1,422	208,062																																						
FGR	500	55	1996	275	40,238																																						
FOP	12	30	2008	4	586																																						
FOP	16	30	2008	5	732																																						
FUS	1,587	100	1996	1,587	232,205																																						
UOP	390	20	1996	78	11,413																																						
TOTALS		3,927			3,371	493,233																																					
EXTRA FEATURES					860 ATLANTIC VIEW 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	77	1,540																											
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	1996	1996	3	20	7,650																											
3	0811	CONCRETE B	0	100	0	0	896.00	SF	5.20	5.20	100	1996	1996	3	70	3,261																											
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	200																											
5	1076	TRELLIS A	0	100	13	10	130.00	SF	7.50	7.50	100	2000	2000	3	23	224																											
6	0858	SCULP CONC	0	100	0	0	604.00	SF	13.00	13.00	100	2000	2000	3	93	7,302																											
7	0845	KOOL DECK	0	100	0	0	534.00	SF	7.25	7.25	100	1996	1996	3	70	2,710																											
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	20	400																											
LAND DESCRIPTION					TOTAL OB/XF													23,287																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	1.10	405,000.00	445,500.00	445,500																										