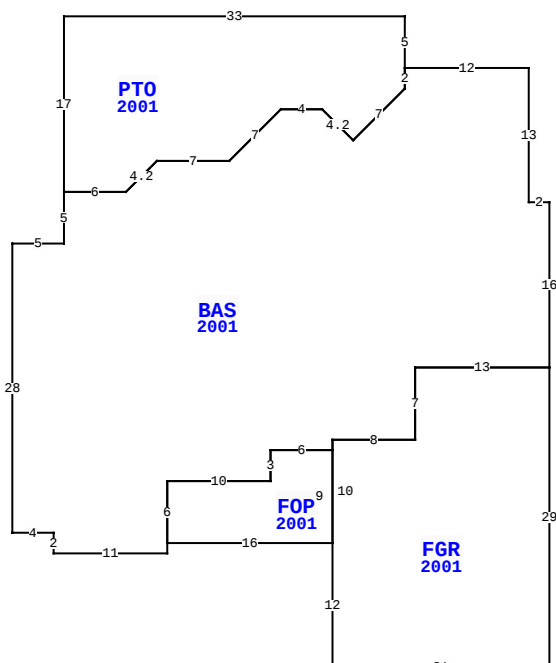


TURLEY PATRICK S & PATRICIA A
3033 PERSIMMON CIRCLE
FERNANDINA BEACH, FL 32034

00-00-31-169S-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		10	ABOVE AVG 100		0900		01	1,978	116.8944	154.30	305,205	2001	2006	0	0	0	8.50	91.50	VALUATION BY					STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2002														Heated Area: 1619					HX Base Yr 2002					Tax Group: 2					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																BUILDING MARKET VALUE					279,263														
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					8,630														
Interior Floo		14	CARPET 80																TOTAL LAND VALUE - MARKET					180,000														
Interior Floo		11	CLAY TILE 20																TOTAL MARKET VALUE					467,893														
Air Condition		03	CENTRAL 100																SOH/AGL Deduction					232,188														
Heating Type		04	AIR DUCTED 100																ASSESSED VALUE					235,705														
Bedrooms			3 100																TOTAL EXEMPTION VALUE					HX HB 50,722														
Bathrooms			2.5 100																BASE TAXABLE VALUE					184,983														
Frame		02	WOOD FRAME 100																TOTAL JUST VALUE					467,893														
Stories		1.	1. 100																NCON VALUE					0														
Units		0	0 100		INCOME VALUE																																	
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					454,625																												
Quality		04	Quality Level 04																																			
DOR CODE		0100	SINGLE FAMILY																																			
MAP NUM			MKT AREA												01																							
NEIGHBORHOOD/LOC		1078.00																																				
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS		1,619	100	2001	1,619	228,578																																
FGR		553	55	2001	304	42,920																																
FOP		114	30	2001	34	4,800																																
PTO		419	5	2001	21	2,965																																
TOTALS		2,705			1,978	279,263																																
EXTRA FEATURES		3033 E PERSIMMON CIR, 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	2001	2001	3	84	2,940																						
2	0811	CONCRETE B	0	100	0	0	661.00	SF	5.20	5.20	100	2001	2001	3	79	2,715																						
3	0810	CONCRETE A	0	100	0	0	329.00	SF	6.50	6.50	100	2001	2001	3	79	1,689																						
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2002	2002	3	20	384																						
5	0820	WOOD WALK	0	100	0	0	192.00	SF	11.75	11.75	100	2004	2004	3	40	902																						
LAND DESCRIPTION										TOTAL OB/XF								8,630																				
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	1.00	180,000.00	180,000.00	180,000																					
															</																							