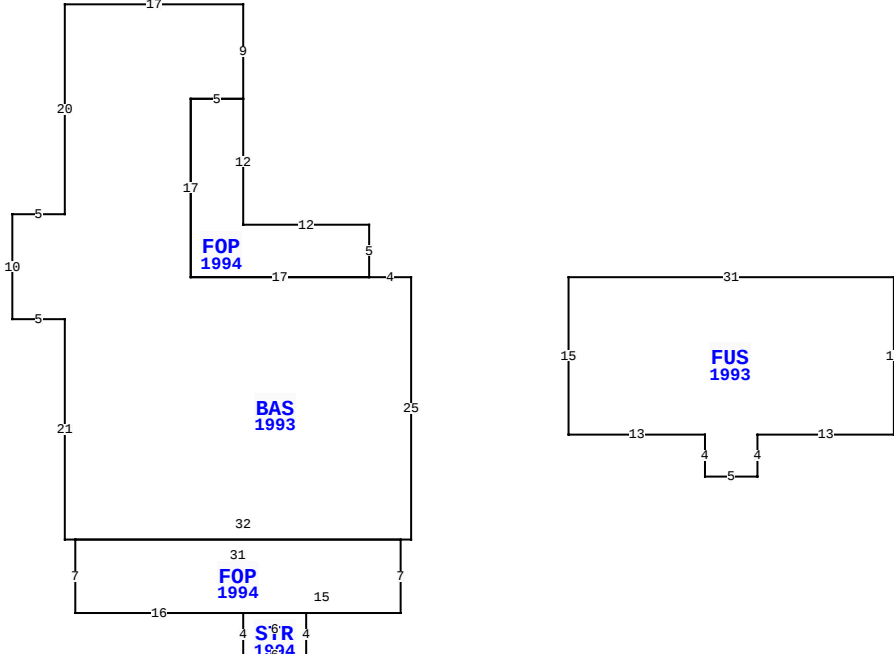


BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	05	AVERAGE 100		0900	01	1,828	113.4000	149.69	273,633	1940	2000	0	0	0	11.75	88.25	VALUATION BY		STANDARD											
Roof Structure	03	GABLE/HIP 100		1 SNGL FAM - 0% - 0														Heated Area: 1717				HX Base Yr								
Roof Cover	12	MODULAR MT 100																												
Interior Wall	03	PLASTER 100																												
Interior Floor	07	CORK/VTILE 70																												
Interior Floor	08	SHT VINYL 30																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	2 100																													
Bathrooms	1.5 100																													
Frame	02	WOOD FRAME 100																												
Stories	1.5	1.5 100																												
Units	0 100																													
BUD8 Adjustme	02	DIST FB 100																												
Occupancy	00	NONE 100																												
Quality		04	Quality Level 04																											
DOR CODE		7100 CHURCHES																												
MAP NUM				MKT AREA		01																								
NEIGHBORHOOD/LOC		1005.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,232	100	1993	1,232	162,749																									
FOP	145	30	1994	44	5,812																									
FOP	217	30	1994	65	8,587																									
FUS	485	100	1993	485	64,070																									
STR	24	10	1994	2	264																									
TOTALS		2,103			1,828	241,481																								
EXTRA FEATURES							101 S 8TH ST, 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	1242	WD DECK A	0	0	0	0		159.00	SF 10.00	100	2018	2018	3	78	1,240															