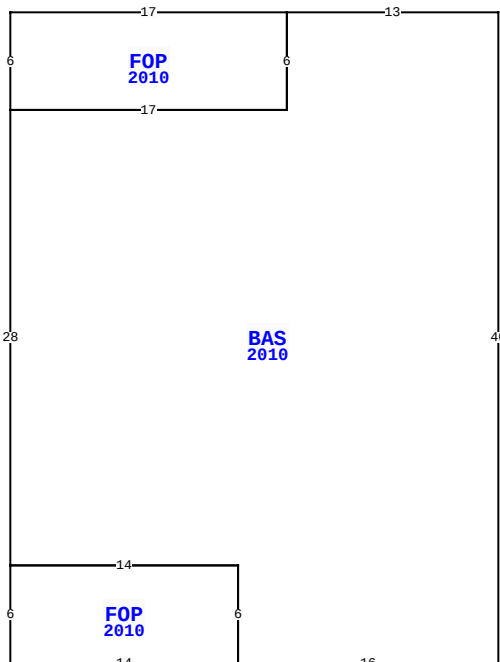


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	10	ABOVE AVG 100	0100	01	1,070	113.4200	113.42	121,359	2010	2010	0	0	0	6.50	93.50	VALUATION BY	STANDARD																		
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019												Heated Area: 1014		HX Base Yr 2019																		
Roof Cover	03	COMP SHNGL 100															Tax Group: 2		Tax Dist:																
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE		113,471																
Interior Floor	07	CORK/VTILE 100															TOTAL MARKET OB/XF VALUE		893																
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET		150,000																
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE		264,364																
Bedrooms	2	100															SOH/AGL Deduction		103,837																
Bathrooms	1	100															ASSESSED VALUE		160,527																
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE		DX HX HB WX SX		110,722														
Stories	1.	1. 100															BASE TAXABLE VALUE		49,805																
Units	0	100															TOTAL JUST VALUE		264,364																
BUD8 Adjustme	02	DIST FB 100	NCON VALUE		0																														
Occupancy	00	NONE 100	INCOME VALUE																																
Quality			03	Quality Level 03												PREVIOUS YEAR MKT VALUE		234,270																	
DOR CODE			0100	SINGLE FAMILY																															
MAP NUM			MKT AREA			01																													
NEIGHBORHOOD/LOC			1001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,014	100	2010	1,014	107,532																														
FOP	84	30	2010	25	2,652																														
FOP	102	30	2010	31	3,287																														
TOTALS	1,200			1,070	113,471																														
EXTRA FEATURES						12 N 10TH 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	0940	SHEDS/PORT	0	100	10	100.00	SF	30.00	30.00	100	1993	1993	3	20	600																				
2	0810	CONCRETE A	0	100	10	50.00	SF	6.50	6.50	100	2010	2010	3	90	293																				