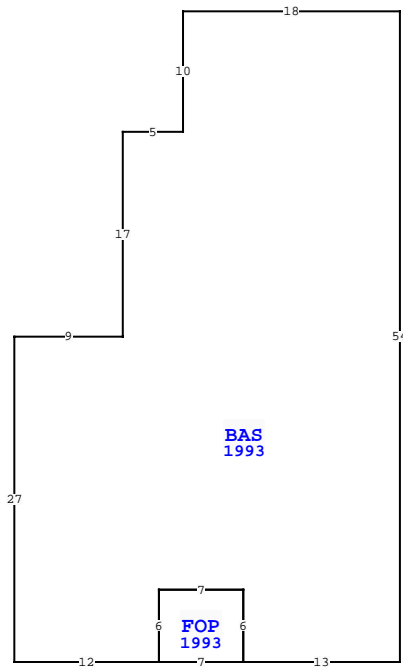


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,393	100	1993
FOP	42	30	1993
TOTALS	1,435		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,406	110.6560	110.66	155,588	1920	2000		0	0	11.50	88.50
1 SINGLE FAM - 100% - 2007 Heated Area: 1393 HX Base Yr 2007												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			137,695
TOTAL MARKET OB/XF VALUE			5,517
TOTAL LAND VALUE - MARKET			212,500
TOTAL MARKET VALUE			355,712
SOH/AGL Deduction			265,031
ASSESSED VALUE			90,681
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			39,959
TOTAL JUST VALUE			355,712
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			337,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969897	REMODEL	1,000	06/26/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/1795	11/08/2006	WD	Q	I	01	150,000
GRANTOR: FLOYD SERENA						
GRANTEE: FLOYD CHARLES E						
1327/0579	6/21/2005	WD	Q	I	01	103,000
GRANTOR: FLOYD CHARLES E						
GRANTEE: FLOYD SERENA						

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			
1	1242	WD DECK A	0	100	5	3		10.00	10.00	100	2001	2001	3	20	30				
2	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2007	2007	3	87	3,959				
3	0940	SHEDS/PORT	0	100	12	12		30.00	30.00	100	2007	2007	3	27	1,166				
4	0810	CONCRETE A	0	100	8	8		6.50	6.50	100	2007	2007	3	87	362				
TOTALS													1,435		1,406	137,695			

BUILDING NOTES			
123 N 10TH ST, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=1993] N54 W18 S10 W5 S17 W9 S27 E12 FOP=[YR=1993] E7 N6 W7 S6 \$ N6 E7 S6E13\$.			

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	DPH 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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500								