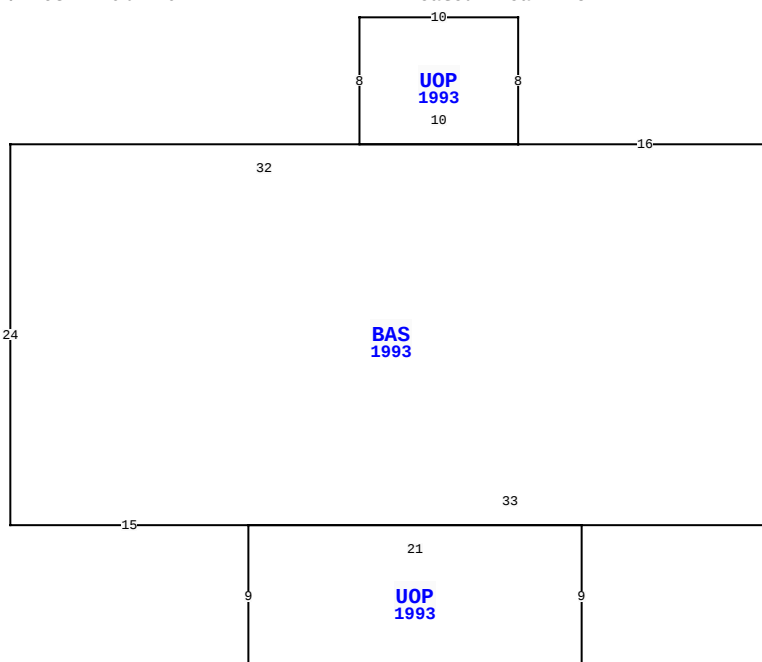


ISLAND PARK PROPERTIES LLC
PO BOX 489
YULEE, FL 32041

00-00-31-1800-0267-0101

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall	25	MOD METAL 100	0820	02	1,219	98.2000	78.56	95,765	1973	1980	0	0	70.00	30.00	VALUATION BY					STANDARD									
Roof Structure	03	GABLE/HIP 100	1 M/H 93- - 0% - 0												Heated Area: 1152					HX Base Yr									
Roof Cover	12	MODULAR MT 100																											
Interior Wall	04	PLYWOOD 100																											
Interior Floor	14	CARPET 80																											
Interior Floor	08	SHT VINYL 20																											
Air Condition	02	WINDOW 100																											
Heating Type	02	CONVECTION 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	0 100																											
BUD8 Adjustme	05	DIST 1A 100																											
Quality			03	Quality Level 03																									
DOR CODE			0200	MOBILE HOME																									
MAP NUM				MKT AREA			01																						
NEIGHBORHOOD/LOC			2001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,152	100	1993	1,152	27,150																								
UOP	80	25	1993	20	471																								
UOP	189	25	1993	47	1,108																								
TOTALS			1,421			1,219	28,730																						
EXTRA FEATURES						1416 NECTARINE 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	0351	CARPORT MT	0	0	20	20			6.30	100	1980	1980	3	20	504														
2	0940	SHEDS/PORT	0	0	8	8			30.00	100	1980	1980	3	20	384														
3	0940	SHEDS/PORT	0	0	7	10			30.00	100	1980	1980	3	20	420														
4	0350	CARPORT WD	0	0	7	10			8.58	100	1998	1998	3	20	120														
5	0940	SHEDS/PORT	0	0	20	10			30.00	100	2005	2005	3	22	1,320														