

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			
Floor		7 100	0222300		3,106				1999	1999	100	100	0		STANDARD			
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											Tax Group: 8 Tax Dist:				
Recreation	TENNIS CT	TENNIS CT 100												BUILDING MARKET VALUE 3,115,000				
Location	END	END 100												TOTAL MARKET OB/XF VALUE 0				
View Lump Sum	OCEAN	OCEAN 100												TOTAL LAND VALUE - MARKET 0				
Desirability	FLOOR	7TH FLOOR 100												TOTAL MARKET VALUE 3,115,000				
Balcony	FOP/PATIO	FOP/PATIO 100												SOH/AGL Deduction 381,481				
Parking	U/G GARAGE	U/G GARAGE 100												ASSESSED VALUE 2,733,519				
Bedrooms		4 100												TOTAL EXEMPTION VALUE 0				
Bathrooms		4 100												BASE TAXABLE VALUE 2,733,519				
Oth Rooms		2 100												TOTAL JUST VALUE 3,115,000				
														NCON VALUE 0				
														INCOME VALUE				
														PREVIOUS YEAR MKT VALUE 2,995,000				
Quality	05	Quality Level 05																
DOR CODE	0400	CONDOMINIUM																
MAP NUM		MKT AREA	03															
NEIGHBORHOOD/LOC	3022.00																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE													
TOTALS	3,106			3,106														

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24148	REMODEL	32,039	11/01/2010
B21452	HURRICANE SHUTTER	67,126	05/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1831/0210	11/29/2012	WD U		I	11	100

GRANTOR: VITITOE WILLIAM P  
GRANTEE: BSV FLORIDA HOLDING  
1831/0207 11/29/2012 WD U I 30 100  
GRANTOR: VITITOE WILLIAM P & S  
GRANTEE: VITITOE WILLIAM P

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES														
BUILDING DIMENSIONS														

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
4658 CARLTON DUNES DR 13, FERNANDINA BEACH																
TOTAL OB/XF 0																

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