

CROWLEY TRUST/CROWLEY JAMES A TRUSTEE
1 RED CEDAR ROAD
FERNANDINA BEACH, FL 32034

01-6N-29-030A-0010-0000



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		12	CEDAR 100							0500	01	3,655	106.6905	168.57	616,123	1990	1991	0	0	0	16.50	83.50	VALUATION BY		STANDARD																		
Roof Structur		03	GABLE/HIP 100							1 SFR CUST - 100% - 2007														Heated Area: 3187										HX Base Yr 2007									
Roof Cover		03	COMP SHNGL 100																					Tax Group: 5		Tax Dist:																	
Interior Wall		05	DRYWALL 100																					BUILDING MARKET VALUE		514,463																	
Interior Floo		14	CARPET 70																					TOTAL MARKET OB/XF VALUE		30,859																	
Interior Floo		11	CLAY TILE 30																					TOTAL LAND VALUE - MARKET		600,000																	
Air Condition		03	CENTRAL 100																					TOTAL MARKET VALUE		1,145,322																	
Heating Type		04	AIR DUCTED 100																					SOH/AGL Deduction		580,919																	
Bedrooms			3 100																					ASSESSED VALUE		564,403																	
Bathrooms			2.5 100																					TOTAL EXEMPTION VALUE		50,722																	
Frame		02	WOOD FRAME 100																					BASE TAXABLE VALUE		513,681																	
Stories		1.5	1.5 100																					TOTAL JUST VALUE		1,145,322																	
Units		00	0 100																					NCON VALUE		0																	
Occupancy		00	NONE 100																					INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE		1,123,332																	
Quality		04	Quality Level 04																																								
DOR CODE		0100	SINGLE FAMILY																																								
MAP NUM			MKT AREA				10																																				
NEIGHBORHOOD/LOC		10001.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	2,891	100	1993	2,891	406,926																																						
DCK	668	10	1993	67	9,430																																						
FGR	637	55	1993	350	49,265																																						
FOP	112	30	1993	34	4,785																																						
FUS	296	100	2008	296	41,664																																						
STP	36	10	1993	4	563																																						
UOP	66	20	1993	13	1,829																																						
TOTALS		4,706			3,655	514,463																																					
EXTRA FEATURES						1 RED CEDAR RD, 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	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	2,640																												
2	1126	CB/STC 8"	0 100	0	0	664.00	SF	8.00	8.00	100	1990	1990	3	57	3,028																												
3	1126	CB/STC 8"	0 100	0	0	192.00	SF	8.00	8.00	100	1990	1990	3	57	876																												
4	1126	CB/STC 8"	0 100	0	0	128.00	SF	8.00	8.00	100	1990	1990	3	57	584																												
5	0855	CONC PAVER	0 100	0	0	1,809.00	SF	10.00	10.00	100	1990	1990	3	57	10,311																												
6	0855	CONC PAVER	0 100	0	0	1,231.00	SF	10.00	10.00	100	2004	2004	3	83	10,217																												
7	0911	SCRN RM A	0 100	0	0	305.00	SF	17.50	17.50	100	2014	2014	3	60	3,203																												
LAND DESCRIPTION						TOTAL OB/XF 30,859																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.20	500,000.00	600,000.00	600,000																										