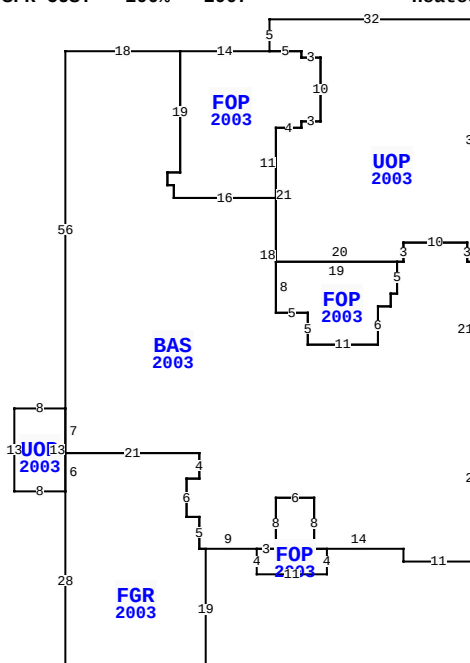


GRIMES THOMAS L & SARAH E
7 RED CEDAR ROAD
FERNANDINA BEACH, FL 32034

01-6N-29-030B-0020-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	17	CB STUCCO 100								0500	01	3,988	128.8100	203.52	811,638	2003	2004	0	0	0	10.00	90.00																	
Roof Structure	08	IRREGULAR 100								1 SFR CUST - 100% - 2007										Heated Area: 3117										HX Base Yr 2007									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	11	CLAY TILE 70																																					
Interior Floor	14	CARPET 30																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		4 100																																					
Bathrooms		3 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
Occupancy	00	NONE 100																																					
Quality		05	Quality Level 05																																				
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	3,117	100	2003	3,117	570,935																																		
FGR	721	55	2003	397	72,717																																		
FOP	92	30	2003	28	5,129																																		
FOP	202	30	2003	61	11,174																																		
FOP	429	30	2003	129	23,629																																		
UOP	98	20	2003	20	3,663																																		
UOP	104	20	2003	21	3,847																																		
UOP	1,075	20	2003	215	39,381																																		
TOTALS		5,838			3,988	730,474																																	
EXTRA FEATURES		7 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	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	86	1,720																								
2	0855	CONC PAVER	0 100	0	0	1,561.00	SF	7.00	7.00	100	2011	2011	3	91	9,944																								
3	0855	CONC PAVER	0 100	62	3	186.00	SF	7.00	7.00	100	2003	2003	3	82	1,068																								
4	0861	POOL GUNIT	0 100	0	0	347.00	SF	85.00	85.00	100	2003	2003	3	29	8,554																								
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	20	200																								
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440																								
7	0462	ST/AL FNC	0 100	88	0	352.00	SF	10.00	10.00	100	2005	2005	3	36	1,267																								
8	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	64	384																								
9	1126	CB/STC 8"	0 100	54	0	270.00	SF	8.00	8.00	100	2005	2005	3	84	1,814																								
10	0855	CONC PAVER	0 100	20	3	60.00	SF	7.00	7.00	100	2005	2005	3	84	353																								
LAND DESCRIPTION						TOTAL OB/XF										25,744																							
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000																						