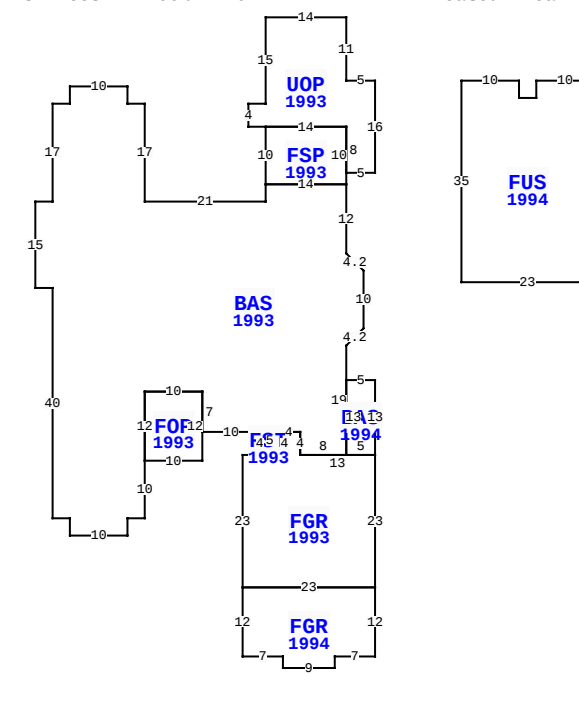


MUIR JANE E
113 MARSH CREEK RD
FERNANDINA BEACH, FL 32034

01-6N-29-1300-0062-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall		16	WD FR STUC 90							0500	01	4,192	102.8412	162.49	681,158	1992	1992	0	0	16.00	84.00	VALUATION BY		STANDARD															
Exterior Wall		12	CEDAR 10							1 SFR CUST - 100% - 2012										Heated Area: 3558										HX Base Yr 2012									
Roof Structur		03	GABLE/HIP 100																	BUILDING MARKET VALUE										572,173									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE										16,399									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET										630,000									
Interior Floo		14	CARPET 80																	TOTAL MARKET VALUE										1,218,572									
Interior Floo		12	HARDWOOD 20																	SOH/AGL Deduction										749,968									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE										468,604									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE										HX HB WX 55,722									
Bedrooms			4 100																	BASE TAXABLE VALUE										412,882									
Bathrooms			4.5 100																	TOTAL JUST VALUE										1,218,572									
																				NCON VALUE										0									
Frame		02	WOOD FRAME 100							INCOME VALUE																													
Stories		1.	1. 100							PREVIOUS YEAR MKT VALUE										1,148,344																			
Units			0 100																																				
Occupancy		00	NONE 100																																				
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	2,697	100	1993	2,697	368,118																																		
BAS	65	100	1994	65	8,872																																		
FGR	545	55	1993	300	40,947																																		
FGR	294	55	1994	162	22,111																																		
FOP	120	30	1993	36	4,914																																		
FSP	140	40	1993	56	7,643																																		
FST	15	55	1993	8	1,092																																		
FUS	796	100	1994	796	108,647																																		
UOP	358	20	1993	72	9,827																																		
TOTALS	5,030			4,192	572,173																																		
EXTRA FEATURES										113 MARSH CREEK 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	1992	1992	3	70	1,400																							
2	0812	CONCRETE C	0	100	0	0	1,494.00	SF	4.00	4.00	100	1992	1992	3	62	3,705																							
3	0825	BRICK	0	100	0	0	39.00	SF	12.50	12.50	100	1992	1992	3	87	424																							
4	1123	CB 8"	0	100	18	6	108.00	SF	6.15	6.15	100	1992	1992	3	62	412																							
5	0810	CONCRETE A	0	100	11	9	99.00	SF	6.50	6.50	100	1992	1992	3	62	399																							
6	0812	CONCRETE C	0	100	0	0	1,717.00	SF	4.00	4.00	100	1994	1994	3	66	4,533																							
7	0810	CONCRETE A	0	100	38	3	114.00	SF	6.50	6.50	100	1994	1994	3	66	489																							
8	0825	BRICK	0	100	0	0	7.00	SF	12.50	12.50	100	1994	1994	3	89	78																							
9	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	1992	1992	3	62	181																							
10	0810	CONCRETE A	0	100	0	0	91.00	SF	6.50	6.50	100	1992	1992	3	62	367																							
LAND DESCRIPTION										TOTAL OB/XF										11,988																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	700,000.00	630,000.00	630,000																						
																						</																	

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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										5
																									VALUATION BY					STANDARD				
																									Tax Group: 5					Tax Dist:				
																									BUILDING MARKET VALUE					572,173				
																									TOTAL MARKET OB/XF VALUE					16,399				
																									TOTAL LAND VALUE - MARKET					630,000				
																									TOTAL MARKET VALUE					1,218,572				
																									SOH/AGL Deduction					749,968				
																									ASSESSED VALUE					468,604				
																									TOTAL EXEMPTION VALUE					HX HB WX		55,722		
																									BASE TAXABLE VALUE					412,882				
																									TOTAL JUST VALUE					1,218,572				
																									NCON VALUE					0				
																									INCOME VALUE									
																									PREVIOUS YEAR MKT VALUE					1,148,344				