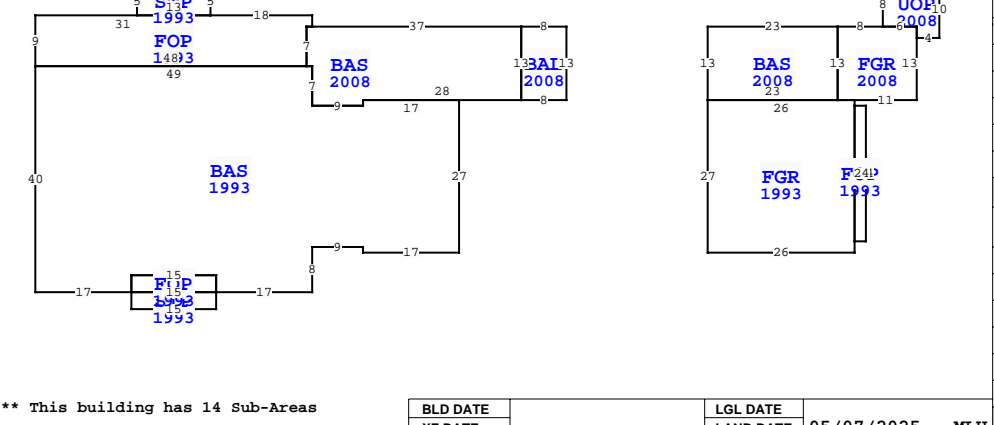


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	12 CEDAR 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	06 CUST PANEL 10
Interior Floor	15 HARDTILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0500	11	4,764	144.4207	228.18	1,087,050	1984	2004	0	0	0	9.65	90.35		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		982,150	
TOTAL MARKET OB/XF VALUE		9,497	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		1,691,647	
SOH/AGL Deduction		90,065	
ASSESSED VALUE		1,601,582	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,601,582	
TOTAL JUST VALUE		1,691,647	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,597,489	

Quality					
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA				
NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	104	15	2008	16	3,299
BAS	2,599	100	1993	2,599	535,812
BAS	299	100	2008	299	61,642
BAS	497	100	2008	497	102,461
FGR	702	55	1993	386	79,578
FGR	182	55	2008	100	20,616
FOP	45	30	1993	14	2,887
FOP	48	30	1993	14	2,887
FOP	90	30	1993	27	5,566
FOP	434	30	1993	130	26,801
TOTALS	5,852			4,764	982,150



PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531529	REMODEL	0	12/09/2016
ML3432	MECH OTHER	0	11/01/2007
P12831	OTHER	0	11/01/2007
R10213	REPAIR/RRF	5,000	03/01/2007
B19650	ADDITION	55,902	03/01/2007
B0311312	REPAIR/RRF	2,100	06/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1857/1953	5/21/2013	WD	U	I	31	1,250,000

GRANTOR: SWINSON JOHN T & STAC  
GRANTEE: HEIMBOUCH MARK L  
1306/0777 4/01/2005 WD Q I 1,200,000  
GRANTOR: JACK WILLIAM I  
GRANTEE: SWINSON JOHN T & ST

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
1	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	1984	1984	3	54	2,160	
2	0812	CONCRETE C	0	0	0	0	2,268.00	SF	4.00	4.00	100	1984	1984	3	41	3,720	
3	0825	BRICK	0	0	0	0	328.00	SF	12.50	12.50	100	1984	1984	3	79	3,239	
4	0810	CONCRETE A	0	0	11	6	66.00	SF	6.50	6.50	100	2008	2008	3	88	378	

TOTAL OB/XF													
102 SNOWY EGRET, FERNANDINA BEACH													
9,497													

BUILDING NOTES													
BAL=[YR=2008] W8 BAS=[YR=2008] W37 FOP=[YR=1993] N2 W18 STP=[YR=1993] N5 W13 S5 E13\$ W31 S9 BAS=[YR=1993] S40 E17 STP=[YR=1993] S3 E15 N3 W15\$ FOP=[YR=1993] E15 N3 W15 S3\$ N3 E15 S3 E17 N8 E9 S1 E17 N27 W17 S1 W9 N7 W49\$ E48 N7 E1\$ W1 S7 E1 S7 E9 N1 E28 N13\$ S13 E8 N13\$ PTR= E25 BAS=[YR=2008] E23 FGR=[YR=2008] E8 UOP=[YR=2008] N8 E10 S10 W4 N2 W6 \$ E6 S13 W11 FGR=[YR=1993] S1 FOP=[YR=1993] E2 S24 W2 N24\$ S26 W26 N27 E26\$ W3 N13\$ S13 W23 N13\$ W25\$ PTR= N30 FUS=[YR=1993] N9 E6 N3 W6 N10 W7 N4 FOP=[YR=1993] N6 W15 S6 E15 \$ W15 N1 W7 S13 W4 S11 E11 N5 E15 S8 E7 \$ S30 \$ .													

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
1	000140	C	RES GOLF	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							