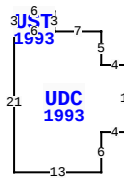


WISE STEVEN C &/ISHEE JENNIFER G
35 LITTLE DUNES CIR
FERNANDINA BEACH, FL 32034-1252

02-6N-29-DCLO-0035-0000

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		10	ABOVE AVG 100		0500	11	2,264	152.6056	241.12	545,896	1993	1993	0	0	0	14.75	85.25	VALUATION BY		STANDARD																		
Roof Structure		03	GABLE/HIP 100		1 SFR CUST - 100% - 2022														Heated Area: 2071										HX Base Yr 2022									
Roof Cover		03	COMP SHNGL 100																Tax Group: 5										Tax Dist:									
Interior Wall		05	DRYWALL 100																BUILDING MARKET VALUE										465,376									
Interior Floor		12	HARDWOOD 70																TOTAL MARKET OB/XF VALUE										7,603									
Interior Floor		14	CARPET 30																TOTAL LAND VALUE - MARKET										450,000									
Air Condition		03	CENTRAL 100																TOTAL MARKET VALUE										922,979									
Heating Type		04	AIR DUCTED 100		SOH/AGL Deduction										360,229																							
Bedrooms			3 100		ASSESSED VALUE										562,750																							
Bathrooms			3 100		TOTAL EXEMPTION VALUE										HX HB 50,722																							
Frame		02	WOOD FRAME 100		BASE TAXABLE VALUE										512,028																							
Stories		2.	2. 100		TOTAL JUST VALUE										922,979																							
Units			0 100		NCON VALUE										0																							
					INCOME VALUE																																	
					PREVIOUS YEAR MKT VALUE										800,830																							
Quality		05	Quality Level 05																																			
DOR CODE		0100	SINGLE FAMILY																																			
MAP NUM			MKT AREA		10																																	
NEIGHBORHOOD/LOC		10003.010																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,231	100	1993	1,231	253,038																																	
FOP	44	30	1993	13	2,673																																	
FOP	120	30	1993	36	7,400																																	
FSP	110	40	1993	44	9,044																																	
FUS	840	100	1993	840	172,666																																	
UDC	313	25	1993	78	16,033																																	
UOP	72	20	1993	14	2,878																																	
UST	18	45	1993	8	1,644																																	
TOTALS		2,748			2,264	465,376																																
EXTRA FEATURES						35 LITTLE DUNES CIR, 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	1993	1993	3	72	1,440																							
2	0810	CONCRETE A	0 100	0	0	346.00	SF	6.50	6.50	100	1993	1993	3	64	1,439																							
3	0825	BRICK	0 100	0	0	294.00	SF	12.50	12.50	100	1993	1993	3	88	3,234																							
4	0820	WOOD WALK	0 100	0	0	112.00	SF	11.75	11.75	100	1993	1993	3	40	526																							
5	0300	BOAT DCK W	0 100	14	8	112.00	SF	40.00	40.00	100	1993	1993	3	20	896																							
6	0441	STK FNC 4'	0 100	0	0	52.00	LF	6.50	6.50	100	1993	1993	3	20	68																							
LAND DESCRIPTION						TOTAL OB/XF 7,603																																
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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000																					