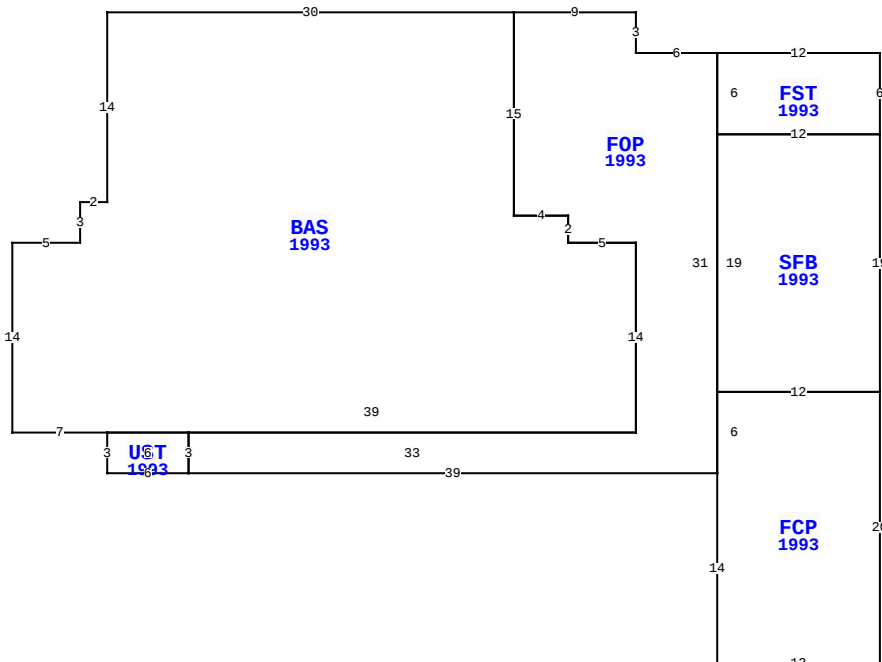


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		19	COMMON BRK 100		0500	01	1,587	129.5400	204.67	324,811	1945	1985	0	0	0	29.50	70.50	VALUATION BY				STANDARD							
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 0% - 0													Heated Area: 1350				HX Base Yr							
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floop		10	TERRAZZO 100																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			2.5 100																										
Frame		03	MASONRY 100																										
Stories		1.	1. 100																										
Units			0 100																										
BUD8 Adjustme		02	DIST FB 100																										
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC		1053.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,168	100	1993	1,168	168,534																								
FCP	240	25	1993	60	8,657																								
FOP	430	30	1993	129	18,613																								
FST	72	55	1993	40	5,772																								
SFB	228	80	1993	182	26,261																								
UST	18	45	1993	8	1,154																								
TOTALS		2,156			1,587	228,992																							
EXTRA FEATURES						4242 S FLETCHER AVE, 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	0811	CONCRETE B	0	0	0	578.00	SF	5.20	5.20	100	1995	1995	3	68	2,044														
2	0825	BRICK	0	0	0	348.00	SF	12.50	12.50	100	1945	1945	3	20	870														
3	0416	DUNEWALKS	0	0	91	4	364.00	SF	30.00	100	2004	2004	3	21	2,293														
4	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	100	1980	1980	3	20	192														
												</																	