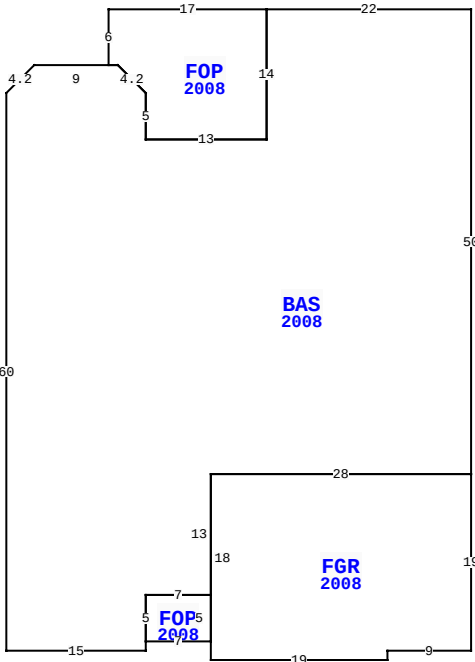


DUNHAM WESLEY & KATHRINE
75166 FERN CREEK DRIVE
YULEE, FL 32097

11-2N-26-1830-0111-0000

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		16	WD FR STUC 100		0100	01	2,971	102.4600	102.46	304,409	2008	2008		0	0	8.00	92.00	VALUATION BY		STANDARD									
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2022													Heated Area: 2595		HX Base Yr 2022									
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floor		14	CARPET 70																										
Interior Floor		08	SHT VINYL 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	0 100																										
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				05																						
NEIGHBORHOOD/LOC		5009.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,595	100	2008	2,595	244,613																								
FGR	551	55	2008	303	28,561																								
FOP	35	30	2008	10	943																								
FOP	211	30	2008	63	5,939																								
TOTALS		3,392			2,971	280,056																							
EXTRA FEATURES					75166 FERN CREEK DR, YULEE										BLD DATE 04/03/2008 KK					LGL DATE									
															LAND DATE														
															INC DATE					AG DATE									
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	0812	CONCRETE C	0 100	0	0	1,050.00	SF	4.00	4.00	100	2008	2008	3	88	3,696														
2	0810	CONCRETE A	0 100	9	3	27.00	SF	6.50	6.50	100	2008	2008	3	88	154														
LAND DESCRIPTION										TOTAL OB/XF 3,850																			
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	0006	PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000												