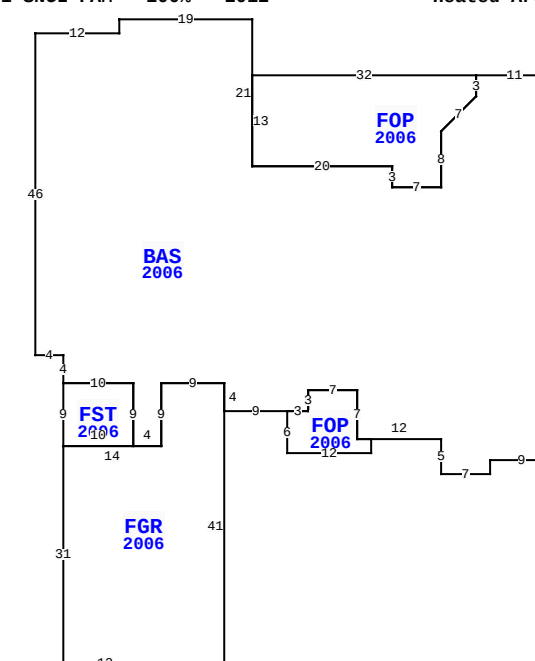


MEADE DAVID L REVOC TRUST/MEADE DAVID L TRUSTEE
85209 NAPEAGUE DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0378-0000

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		0900	11	4,081	127.1952		167.90	685,200	2006	2006		0	0	9.00	91.00	VALUATION BY		STANDARD																			
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2012														Heated Area: 3442																					
Roof Cover		05	COMP SHNGL 100																HX Base Yr 2012																					
Interior Wall		03	DRYWALL 100																BUILDING MARKET VALUE														623,532							
Interior Floo		12	HARDWOOD 50																TOTAL MARKET OB/XF VALUE														99,093							
Interior Floo		14	CARPET 50																TOTAL LAND VALUE - MARKET														155,000							
Air Condition		03	CENTRAL 100																TOTAL MARKET VALUE														877,625							
Heating Type		04	AIR DUCTED 100																SOH/AGL Deduction														368,852							
Bedrooms			3 100																ASSESSED VALUE														508,773							
Bathrooms			3 100																TOTAL EXEMPTION VALUE														HX HB 50,722							
Frame		02	WOOD FRAME 100																BASE TAXABLE VALUE														458,051							
Stories		1.	1. 100																TOTAL JUST VALUE														877,625							
Units		00	0 100																NCON VALUE														0							
Occupancy		00	NONE 100		INCOME VALUE																																			
					PREVIOUS YEAR MKT VALUE														826,269																					
Quality		04	Quality Level 04																																					
DOR CODE		0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA																04																					
NEIGHBORHOOD/LOC		4043.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	3,442	100	2006	3,442	525,900																																			
FGR	805	55	2006	443	67,686																																			
FOP	85	30	2006	26	3,972																																			
FOP	400	30	2006	120	18,335																																			
FST	90	55	2006	50	7,639																																			
TOTALS		4,822			4,081	623,532																																		
EXTRA FEATURES					85209 NAPEAGUE DR, FERNANDINA BEACH															BLD DATE 03/23/2007 DJ					LGL DATE					05/09/2025 MLU										
																				XF 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	0855	CONC PAVER	0	100	0	0	1,384.00	SF	10.00	10.00	100	2006	2006	3	86	11,902																								
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780																								
3	1126	CB/STC 8"	0	100	0	0	68.00	SF	8.00	8.00	100	2006	2006	3	86	468																								
4	0462	ST/AL FNC	0	100	0	0	926.00	SF	10.00	10.00	100	2006	2006	3	40	3,704																								
5	0855	CONC PAVER	0	100	0	0	504.00	SF	10.00	10.00	100	2006	2006	3	86	4,334																								
6	0861	POOL GUNIT	0	100	0	0	1,008.00	SF	85.00	85.00	100	2012	2012	3	64	54,835																								
7	0911	SCRN RM A	0	100	0	0	1,763.00	SF	17.50	17.50	100	2012	2012	3	50	15,426																								
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2012	2012	3	50	500																								
9	0462	ST/AL FNC	0	100	0	0	960.00	SF	10.00	10.00	100	2012	2012	3	64	6,144																								
LAND DESCRIPTION					TOTAL OB/XF 99,093																																			
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	155,000.00	155,000.00	155,000																							