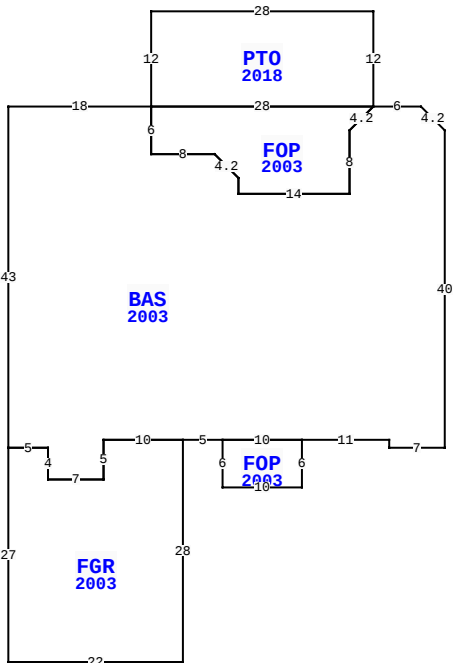


MERRITT MICHAEL J/SHERIDAN-MERRITT LYNN M
861669 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0429-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD		TYPE						MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND			
Exterior Wall		16		WD FR STUC 100						0900		01		2,545		121.5648		160.47		408,396		2003		2008		0		0		8.00		92.00	
Roof Structure		08		IRREGULAR 100						1 SNGL FAM - 100% - 2016										Heated Area: 2124 HX Base Yr 2016													
Roof Cover		03		COMP SHNGL 100																													
Interior Wall		05		DRYWALL 100																													
Interior Floor		11		CLAY TILE 60																													
Interior Floor		13		LVT/LAMNT 40																													
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		00		0 100																													
Occupancy		00		NONE 100																													
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		2,124		100		2003		2,124		313,571																							
FGR		576		55		2003		317		46,799																							
FOP		60		30		2003		18		2,657																							
FOP		229		30		2003		69		10,186																							
PTO		336		5		2018		17		2,510																							
TOTALS		3,325						2,545		375,724																							
EXTRA FEATURES										861669 NORTH HAMPTON CLUB WAY, 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		0812		CONCRETE C		0 100		0 0		1,278.00		SF		4.00		4.00		100		2003		2003		3		82		4,192					
2		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		2003		2003		3		86		3,010					
3		0462		ST/AL FNC		0 100		186 4		744.00		SF		10.00		10.00		100		2007		2007		3		44		3,274					
4		0463		FENCE GATE		0 100		0 0		2.00		UT		300.00		300.00		100		2007		2007		3		69		414					
5		0911		SCRN RM A		0 100		28 12		336.00		SF		17.50		17.50		100		2018		2018		3		78		4,586					