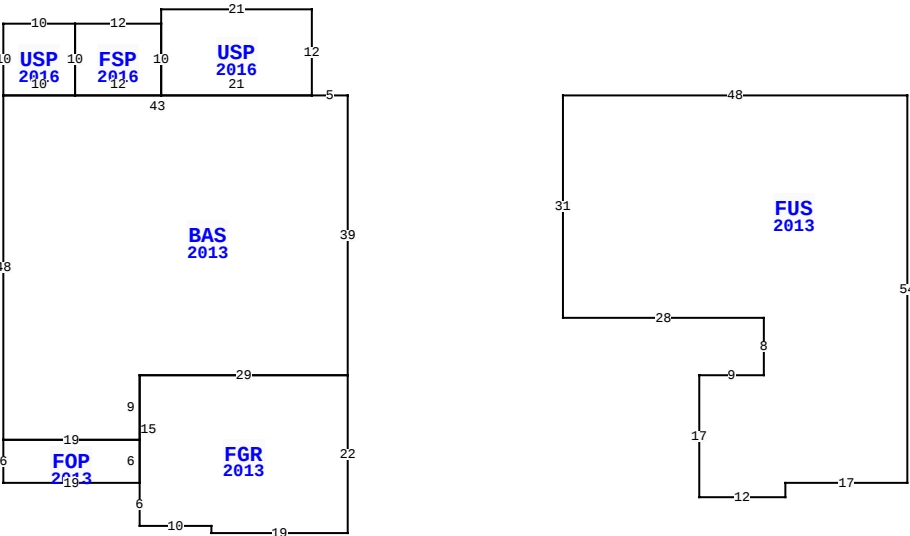


PAGE CHRISTOPHER A & MARIA T
862188 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0472-0000



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	01	4,683	104.0256	137.31	643,023	2013	2013	0	0	5.50	94.50	VALUATION BY STANDARD												
Roof Structure		08	IRREGULAR 100		1 SNGL FAM - 100% - 2021												Heated Area: 4150 HX Base Yr 2021												
Roof Cover		03	COMP SHNGL 100														VALUATION BY												
Interior Wall		05	DRYWALL 100														Tax Group: 4 Tax Dist:												
Interior Floor		14	CARPET 60														BUILDING MARKET VALUE 607,657												
Interior Floor		11	CLAY TILE 40														TOTAL MARKET OB/XF VALUE 5,972												
Air Condition		03	CENTRAL 100														TOTAL LAND VALUE - MARKET 105,000												
Heating Type		04	AIR DUCTED 100														TOTAL MARKET VALUE 718,629												
Bedrooms			5 100														SOH/AGL Deduction 260,623												
Bathrooms			4.5 100														ASSESSED VALUE 458,006												
Frame		02	WOOD FRAME 100														TOTAL EXEMPTION VALUE HX HB 50,722												
Stories		2.	2. 100														BASE TAXABLE VALUE 407,284												
Units		00	0 100		TOTAL JUST VALUE 718,629																								
Occupancy		00	NONE 100		NCON VALUE 0																								
					INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE 689,521																								
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	2,043	100	2013	2,043	265,095																								
FGR	628	55	2013	345	44,767																								
FOP	114	30	2013	34	4,412																								
FSP	120	40	2016	48	6,228																								
FUS	2,107	100	2013	2,107	273,400																								
USP	100	30	2016	30	3,892																								
USP	252	30	2016	76	9,862																								
TOTALS		5,364			4,683	607,657																							
EXTRA FEATURES					862188 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	0810	CONCRETE A	0	100	0	0		988.00 SF	6.50		6.50	100	2013	2013	3	93	5,972												