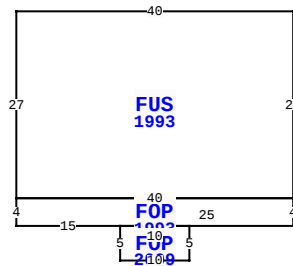
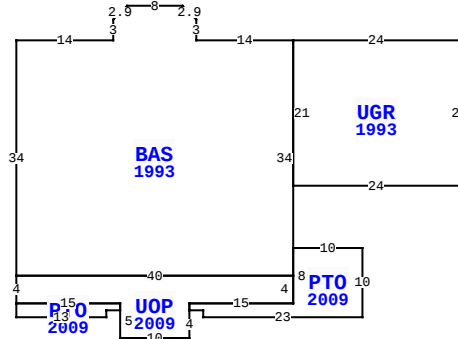
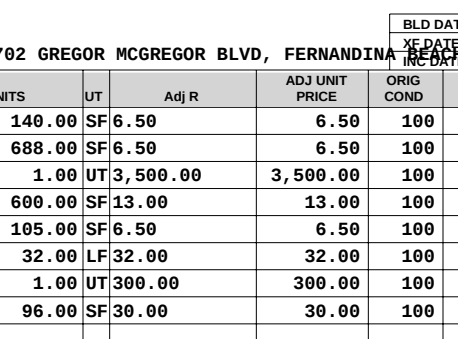


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	19	COMMON BRK 70								0900	01	2,835	119.3280	157.51	446,541	1963	2000		0		0	17.88	82.12	VALUATION BY								STANDARD																							
Exterior Wall	05	AVERAGE 30								1 SNGL FAM - 100% - 2008										Heated Area: 2496										HX Base Yr 2008										Tax Group: 2								Tax Dist:							
Roof Structure	03	GABLE/HIP 100																		BUILDING MARKET VALUE										366,699																									
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										13,938																									
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										250,000																									
Interior Floor	12	HARDWOOD 70																		TOTAL MARKET VALUE										630,637																									
Interior Floor	11	CLAY TILE 30																		SOH/AGL Deduction										344,895																									
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										285,742																									
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB																									
Bedrooms	4	100																		BASE TAXABLE VALUE										235,020																									
Bathrooms	2.5	100																		TOTAL JUST VALUE										630,637																									
Frame	03	MASONRY 100																												NCON VALUE										0															
Stories	1.5	100								INCOME VALUE																																													
Units	0	100								PREVIOUS YEAR MKT VALUE																				549,519																									
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		1083.00																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																		
BAS	1,416	100	1993	1,416	183,156																																																		
FOP	160	30	1993	48	6,208																																																		
FOP	50	30	2009	15	1,940																																																		
FUS	1,080	100	1993	1,080	139,695																																																		
PTO	28	5	2009	1	130																																																		
PTO	128	5	2009	6	776																																																		
UGR	504	45	1993	227	29,362																																																		
UOP	210	20	2009	42	5,432																																																		
TOTALS		3,576			2,835	366,699																																																	
EXTRA FEATURES										2702 GREGOR MCGREGOR BLVD, FERNANDINA										BLD DATE 04/08/2015 KK LGL DATE 05/06/2025 MLU																																			
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	140.00	SF	6.50	6.50	100	2009	2009	3	89	810																																							
2	0810	CONCRETE A	0	100	43	16	688.00	SF	6.50	6.50	100	1980	1980	3	30	1,342																																							
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100																																							
4	0858	SCULP CONC	0	100	0	0	600.00	SF	13.00	13.00	100	1987	1987	3	82	6,396																																							
5	0810	CONCRETE A	0	100	3	35	105.00	SF	6.50	6.50	100	2009	2009	3	89	607																																							
6	0476	VF 6 SBPL	0	100	0	0	32.00	LF	32.00	32.00	100	2013	2013	3	83	850																																							
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	83	249																																							
8	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2013	2013	3	55	1,584																																							
LAND DESCRIPTION										TOTAL OB/XF 13,938																																													
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	000100	C	RES	100	0003	R-1	140.00	100.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000																																						
																					</																																		