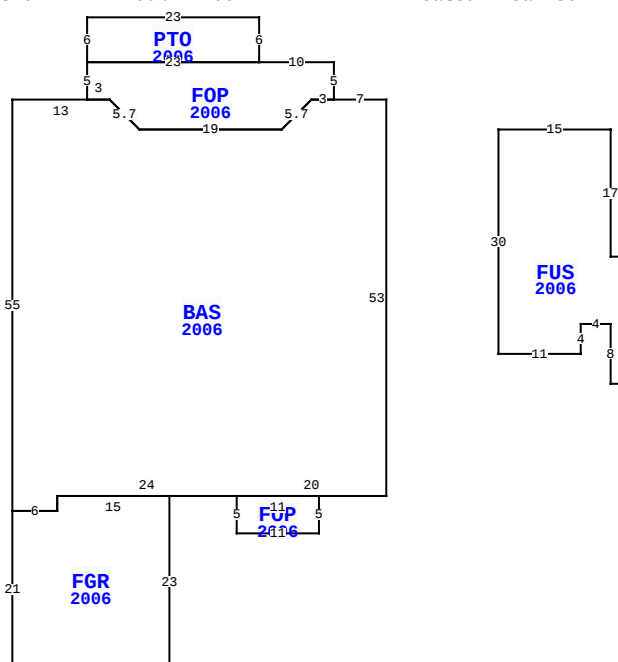


MENEFEE DOUGLAS H & SANDRA L
33059 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

25-2N-28-0551-0063-0000

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	3,431	104.7880	138.32	474,576	2006	2006		0	0	9.00	91.00																	
Roof Structure		03	GABLE/HIP 100							1 SNGL FAM - 100% - 2007										Heated Area: 3072										HX Base Yr 2007									
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floor		14	CARPET 70																																				
Interior Floor		11	CLAY TILE 30																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			5 100																																				
Bathrooms			4 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		1.5	1.5 100																																				
Units			0 100																																				
Occupancy		00	NONE 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA				04																																
NEIGHBORHOOD/LOC		4041.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,570	100	2006	2,570	323,489																																		
FGR	471	55	2006	259	32,601																																		
FOP	55	30	2006	16	2,014																																		
FOP	257	30	2006	77	9,692																																		
FUS	502	100	2006	502	63,188																																		
PTO	138	5	2006	7	881																																		
TOTALS		3,993			3,431	431,864																																	
EXTRA FEATURES										33059 SUNNY PARKE CIR, 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	0504	FP-ELECTRI			0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780																						
2	0810	CONCRETE A			0	100	0	1,600.00	SF	6.50	6.50	100	2006	2006	3	86	8,944																						
3	0462	ST/AL FNC			0	100	196	784.00	SF	10.00	10.00	100	2006	2006	3	40	3,136																						
LAND DESCRIPTION										TOTAL OB/XF										13,860																			
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																				
																				</																			