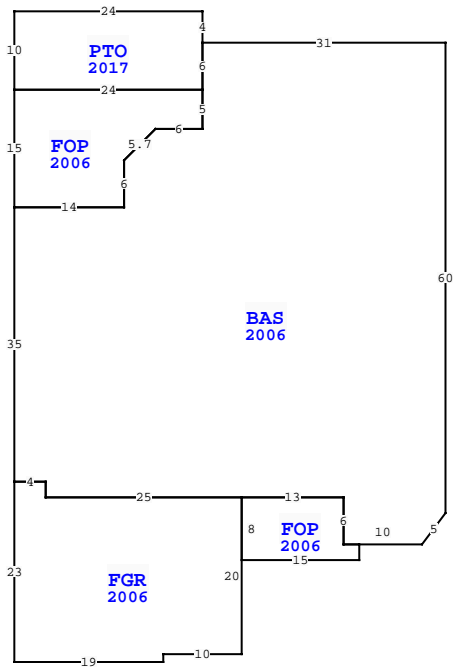


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	90		
Exterior Wall	21	STONE	10		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	4		100		
Bathrooms	3		100		
Frame	02	WOOD FRAME	100		
Stories	1.		1.100		
Units	0		100		
Occupancy	00	NONE	100		
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC	4042.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,842	100	2006	2,842	368,717
FGR	607	55	2006	334	43,332
FOP	108	30	2006	32	4,151
FOP	268	30	2006	80	10,379
PTO	240	5	2017	12	1,557
TOTALS	4,065			3,300	428,138

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2018								
					Heated Area: 2842						
						HX Base Yr 2018					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		428,138	
TOTAL MARKET OB/XF VALUE		11,660	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		559,798	
SOH/AGL Deduction		269,642	
ASSESSED VALUE		290,156	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		239,434	
TOTAL JUST VALUE		559,798	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		518,643	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0617520	NEW CONSTR	2,000	06/01/2006
P11022	NEW CONSTR	0	04/01/2006
C16673	CO ISSUED	250,000	11/01/2005
R08620	REPAIR/RRF	5,000	11/01/2005
B16673	NEW CONSTR	250,000	11/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1850/0192	4/03/2013	WD Q	Q	I	01	305,000
GRANTOR: BELLAR DARRYL E & KAR						
GRANTEE: GROSS ROY A & JULIE						
1462/1650	12/04/2006	WD Q	Q	I		404,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: BELLAR DARRYL E & K						

EXTRA FEATURES															95048 BUCKEYE CT, 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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0	100	41	26	SF	6.50	6.50	100	2006	2006	3	86	5,959	
3	0810	CONCRETE A	0	100	29	3	SF	6.50	6.50	100	2006	2006	3	86	486	
4	0911	SCRN RM A	0	100	24	10	SF	17.50	17.50	100	2012	2012	3	50	2,100	

LAND DESCRIPTION															TOTAL OB/XF 11,660									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.60	200,000.00	120,000.00	120,000							