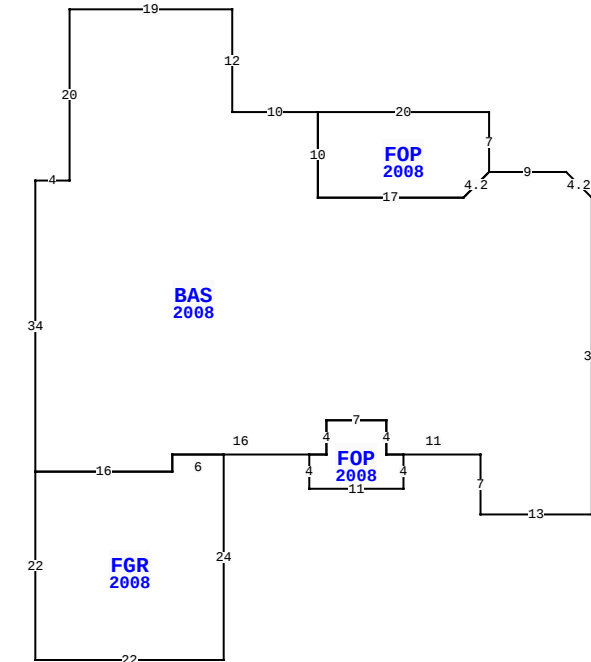


RICHARDS KENNETH M IV
32406 POND PARKE PLACE
FERNANDINA BEACH, FL 32034

26-2N-28-0552-0020-0000

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		20	FACE BRICK 100			0900	01	2,961	107.3480	141.70	419,574	2008	2008		0		0	12.00	88.00	VALUATION BY STANDARD									
Roof Structure		03	GABLE/HIP 100			1 SNGL FAM - 100% - 2009														Heated Area: 2607				HX Base Yr 2009					
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floor		14	CARPET 60																										
Interior Floor		11	CLAY TILE 40																										
Air Condition Heating Type		03	CENTRAL 100																										
Bedrooms		04	AIR DUCTED 100																										
Bathrooms			3 100																										
Frame			3 100																										
Stories Units Occupancy		02	WOOD FRAME 100																										
			1. 100																										
			0 100																										
		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	2,607	100	2008	2,607	325,083																								
FGR	496	55	2008	273	34,042																								
FOP	72	30	2008	22	2,743																								
FOP	196	30	2008	59	7,357																								
TOTALS		3,371			2,961	369,225																							
EXTRA FEATURES						32406 POND PARKE PL, 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	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185														
2	0812	CONCRETE C	0 100	0	0	1,594.00	SF	4.00	4.00	100	2008	2008	3	88	5,611														
3	0911	SCRN RM A	0 100	0	0	1,092.00	SF	17.50	17.50	100	2008	2008	3	31	5,924														
4	0462	ST/AL FNC	0 100	0	0	936.00	SF	10.00	10.00	100	2008	2008	3	48	4,493														
5	0861	POOL GUNIT	0 100	14	28	392.00	SF	85.00	85.00	100	2008	2008	3	48	15,994														
6	0845	KOOL DECK	0 100	0	0	700.00	SF	7.25	7.25	100	2008	2008	3	88	4,466														
LAND DESCRIPTION TOTAL OB/XF 39,673																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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												