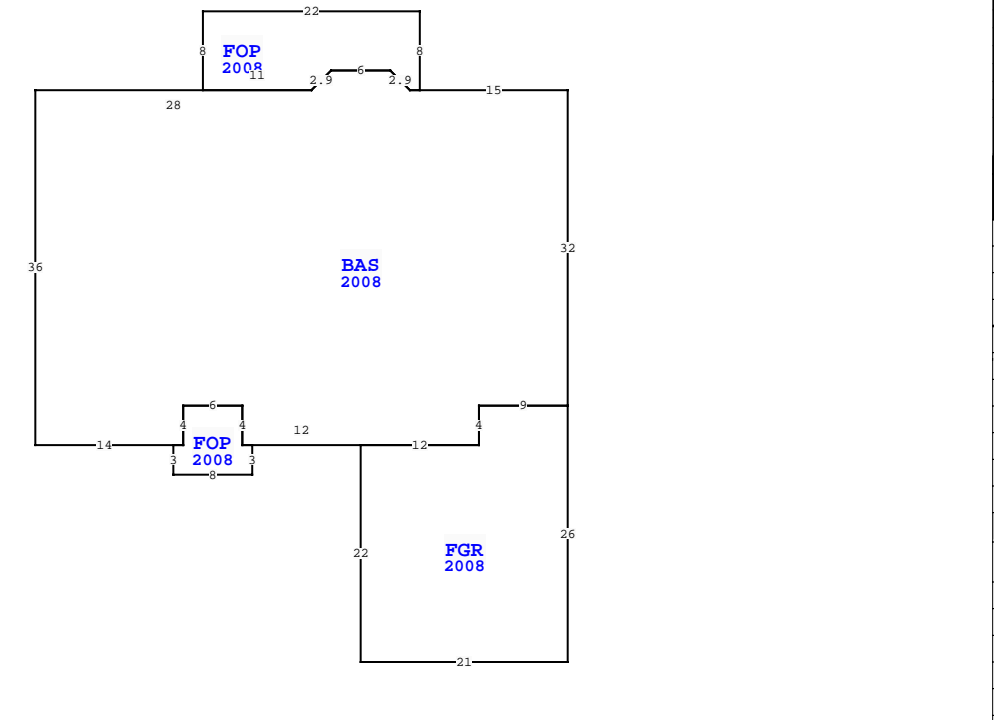


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,236	110.9360	146.44	327,440	2008	2008	0	0	0	8.00	92.00		
1 SNGL FAM - 100% - 2010 Heated Area: 1900 HX Base Yr 2010														



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	1,900	100	2008	1,900	255,977
FGR	498	55	2008	274	36,915
FOP	48	30	2008	14	1,886
FOP	160	30	2008	48	6,467
TOTALS	2,606			2,236	301,245

EXTRA FEATURES																	
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	0811	CONCRETE B	0	100	0	0	900.00	UT	5.20	5.20	100	2008	2008	3	88	4,118	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2008	2008	3	72	3,456	
3	0470	VVNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	72	216	

32428 FERN PARKE WAY, FERNANDINA BEACH													
BLD DATE	08/18/2008	RK	LGL DATE										
XF DATE	08/18/2008	RK	LAND DATE	04/23/2025 MLU									
INC DATE			AG DATE										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			301,245
TOTAL MARKET OB/XF VALUE			7,790
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			394,035
SOH/AGL Deduction			197,746
ASSESSED VALUE			196,289
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			145,567
TOTAL JUST VALUE			394,035
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			369,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21254	CO ISSUED	173,580	09/04/2008
ML3815	MECH OTHER	0	05/01/2008
P13149	OTHER	0	04/01/2008
E20741	ELEC OTHER	2,000	04/01/2008
R11157	REPAIR/RRF	2,800	04/01/2008
B21254	NEW CONSTR	173,580	04/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1622/0292	4/29/2009	WD Q	Q	I	01	205,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HADDOCK STEVEN & CO						
1565/1701	5/09/2008	WD U	U	V	19	35,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2008] W15 FOP=[YR=2008] N8 W22 S8 E11 U2 R2 E6 D2 R2 E1 \$ W1 U2 L2 W6 D2 L2 W28 S36 E14 FOP=[YR=2008] S3 E8 N3 W1 N4 W6 S4 W1 \$ E1 N4 E6 S4 E12 FGR=[YR=2008] S22 E21 N26 W9 S4 W12 \$ E12 N4 E9 N32 \$ .													

LAND DESCRIPTION														TOTAL OB/XF										
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	1.00	85,000.00	85,000.00	85,000							