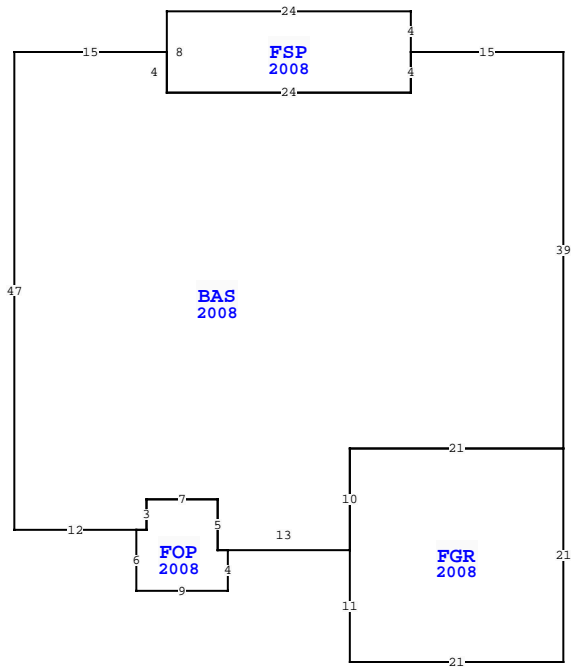


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,279	100	2008
FGR	441	55	2008
FOP	73	30	2008
FSP	192	40	2008
TOTALS	2,985		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,621	106.4640	140.53	368,329	2008	2008	0	0	8.00	92.00		
1 SNGL FAM - 100% - 2009 Heated Area: 2279 HX Base Yr 2009													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			338,863
TOTAL MARKET OB/XF VALUE			3,002
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			426,865
SOH/AGL Deduction			215,518
ASSESSED VALUE			211,347
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			160,625
TOTAL JUST VALUE			426,865
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			400,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21349	CO ISSUED	196,416	10/06/2008
E20905	ELEC OTHER	2,000	06/01/2008
M13916	MECH OTHER	0	06/01/2008
P13231	OTHER	0	05/01/2008
B21349	NEW CONSTR	196,416	04/01/2008
R11214	REPAIR/RRF	2,800	04/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1590/1409	10/27/2008	WD Q	Q	I		225,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: POWELL KAMALA D						
1565/1742	5/09/2008	WD U	V	19		35,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

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	656.00	5.20	100	2008	2008	3	88	3,002	

32432 FERN PARKE WAY, FERNANDINA BEACH, FL 32034

BLD DATE	12/02/2008	RK	LGL DATE	
XF DATE	12/02/2008	RK	LAND DATE	04/23/2025
INC DATE			AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2008] W15 FSP=[YR=2008] N4 W24 S8 E24 N4 \$ S4 W24													
N4 W15 S47 E12 FOP=[YR=2008] S6 E9 N4 W1 N5 W7 S3 W1 \$ E1 N3													
E7 S5 E13 FGR=[YR=2008] S11 E21 N21 W21 S10 \$ N10 E21 N39 \$													

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							