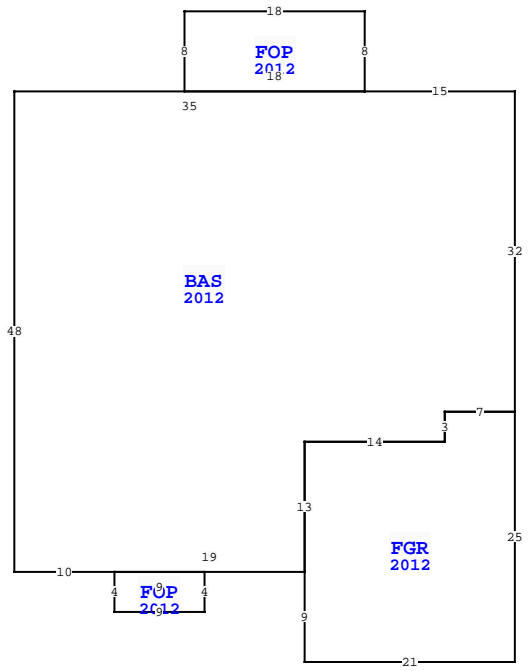




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
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	2,106	100	2012
FGR	483	55	2012
FOP	36	30	2012
FOP	144	30	2012
TOTALS	2,769		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,426	109.9560	145.14	352,110	2012	2012	0	0	6.00	94.00		
1 SNGL FAM - 0% - 2023 Heated Area: 2106 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			330,983
TOTAL MARKET OB/XF VALUE			6,390
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			422,373
SOH/AGL Deduction			0
ASSESSED VALUE			422,373
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			422,373
TOTAL JUST VALUE			422,373
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			396,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25515	CO ISSUED	0	05/25/2012
E24653	NEW CONSTR	0	02/01/2012
E24619	NEW CONSTR	0	01/01/2012
P15656	NEW CONSTR	0	01/01/2012
B25515	NEW CONSTR	239,004	01/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1801/0316	6/04/2012	WD Q	Q	I	01	217,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ALLEAYNE DERRON C &						
1774/1429	1/12/2012	WD U	U	I	30	40,500
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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	94	3,290	
2	0811	CONCRETE B	0	0	0	648.00	SP	5.20	5.20	100	2012	2012	3	92	3,100	

TOTAL OB/XF														6,390	
32431 SUNNY PARKE DR, FERNANDINA BEACH															

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2012] W15 FOP=[YR=2012] N8 W18 S8 E18 \$ W35 S48 E10 FOP=[YR=2012] S4 E9 N4 W9 \$ E19 FGR=[YR=2012] S9 E21 N25 W7 S3 W14 S13 \$ N13 E14 N3 E7 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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000								