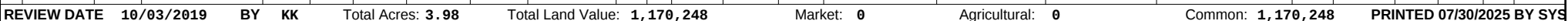


WEST NASSAU LAND DEV LLC/
C/O BURBRIDGE REALTY COMPANY, 10562 NEW KINGS ROAD
JACKSONVILLE, FL 32219

29-2N-25-0000-0008-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3				1				
ELEMENT		CD		CONSTRUCTION				TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY										1	
																												VALUATION BY										STANDARD
																												Tax Group: 1										Tax Dist:
																												BUILDING MARKET VALUE										1,939,470
																												TOTAL MARKET OB/XF VALUE										273,326
																												TOTAL LAND VALUE - MARKET										1,170,248
																												TOTAL MARKET VALUE										3,383,044
																												SOH/AGL Deduction										117,355
																												ASSESSED VALUE										3,265,689
																												TOTAL EXEMPTION VALUE										0
																												BASE TAXABLE VALUE										3,265,689
																												TOTAL JUST VALUE										3,383,044
																												NCON VALUE										0
																												INCOME VALUE										
																												PREVIOUS YEAR MKT VALUE										3,394,246

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3				1			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY									
																												VALUATION BY					STANDARD				
																												Tax Group: 1					Tax Dist:				
																												BUILDING MARKET VALUE					1,939,470				
																												TOTAL MARKET OB/XF VALUE					273,326				
																												TOTAL LAND VALUE - MARKET					1,170,248				
																												TOTAL MARKET VALUE					3,383,044				
																												SOH/AGL Deduction					117,355				
																												ASSESSED VALUE					3,265,689				
																												TOTAL EXEMPTION VALUE					0				
																												BASE TAXABLE VALUE					3,265,689				
																												TOTAL JUST VALUE					3,383,044				
																												NCON VALUE					0				
																												INCOME VALUE									
																												PREVIOUS YEAR MKT VALUE					3,394,246				