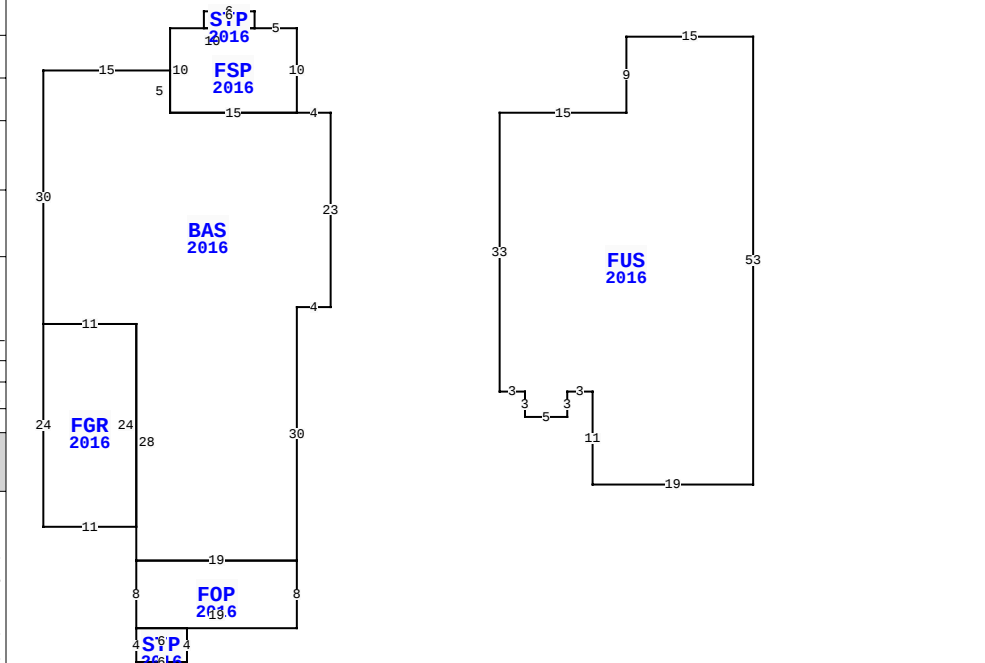


BRIGGS ROBIN A
1886 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

29-3N-28-0100-0008-0000

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		10	ABOVE AVG 100		0500	01		3,052	119.7840		635,365	2016	2016		0	0	3.50	96.50	VALUATION BY					STANDARD															
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2017															Heated Area: 2798					HX Base Yr 2017					Tax Group: 2					Tax Dist:				
Roof Cover		11	SLATE 100																	BUILDING MARKET VALUE					613,127														
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					5,513														
Interior Floor		12	HARDWOOD 60																	TOTAL LAND VALUE - MARKET					275,000														
Interior Floor		14	CARPET 40																	TOTAL MARKET VALUE					893,640														
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					467,290														
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					426,350														
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB					50,722									
Bathrooms			3.5 100																	BASE TAXABLE VALUE										375,628									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										893,640									
Stories		2.	2. 100																	NCON VALUE										0									
Units			0 100		INCOME VALUE																																		
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										837,795																								
Quality		04	Quality Level 04																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA																	01																			
NEIGHBORHOOD/LOC			2104.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,449	100	2016	1,449	291,095																																		
FGR	264	55	2016	145	29,129																																		
FOP	152	30	2016	46	9,241																																		
FSP	150	40	2016	60	12,054																																		
FUS	1,349	100	2016	1,349	271,006																																		
STP	12	10	2016	1	201																																		
STP	24	10	2016	2	401																																		
TOTALS	3,400			3,052	613,127																																		
EXTRA FEATURES					1886 AMELIA OAKS DR, 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940																								
2	0855	CONC PAVER	0 100	0	0	270.00	SF	10.00	10.00	100	2016	2016	3	95	2,565																								
3	0855	CONC PAVER	0 100	0	0	27.00	SF	10.00	10.00	100	2016	2016	3	95	257																								
4	0476	VF 6 SBPL	0 100	0	0	12.00	LF	32.00	32.00	100	2016	2016	3	89	342																								
5	0479	VF PICKET	0 100	0	0	16.00	LF	10.00	10.00	100	2016	2016	3	89	142																								
6	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267																								
LAND DESCRIPTION					TOTAL OB/XF 5,513																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000																						