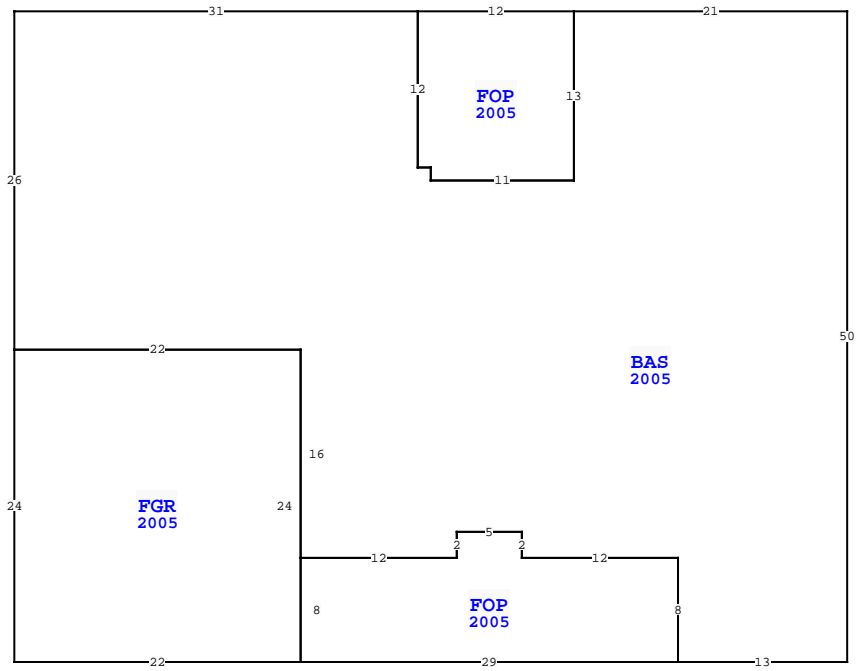




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,275	100	2005
FGR	528	55	2005
FOP	155	30	2005
FOP	242	30	2005
TOTALS	3,200		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2006		Heated Area: 2275					HX Base Yr 2006	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			249,273
TOTAL MARKET OB/XF VALUE			9,750
TOTAL LAND VALUE - MARKET			166,000
TOTAL MARKET VALUE			425,023
SOH/AGL Deduction			216,066
ASSESSED VALUE			208,957
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			158,235
TOTAL JUST VALUE			425,023
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			373,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209419	NEW CONSTR	0	12/01/2004
8254	CHNGE SRVC	100	06/25/1992
7829	MH MOVE-ON	12,368	06/05/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/1877	7/25/2005	WD Q	Q	I		240,000
GRANTOR: GIRGIS ROGER M & JOAN						
GRANTEE: OWEN KIRBY						
0678/0691	4/06/1993	WD Q	Q	I		34,500
GRANTOR: MILLER ERNEST P SR						
GRANTEE: GIRGIS ROGER & JOAN						

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	100	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	880.00	SF	5.20	5.20	100	2005	2005	3	84	3,844	
3	0940	SHEDS/PORT	0	100	12	180.00	SF	30.00	30.00	100	2005	2005	3	22	1,188	
4	0350	CARPORT WD	0	100	7	105.00	SF	8.58	8.58	100	2005	2005	3	22	198	
5	0462	ST/AL FNC	0	100	0	400.00	SF	10.00	10.00	100	2005	2005	3	36	1,440	

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		OR	0.00	0.00	1.66	AC		1.00	1.00	1.00	100,000.00	100,000.00	166,000							

BUILDING NOTES									
95557 MOBLEY HEIGHTS RD, FERNANDINA BEACH, FL 32034									

BUILDING DIMENSIONS									
BAS=[YR=2005] W21 FOP=[YR=2005] W12 S12 E1 S1 E11 N13 \$ S13 W11 N1 W1 N12 W31 S26 FGR=[YR=2005] S24 E22 FOP=[YR=2005] E29 N8 W12 N2 W5 S2 W12 S8 \$ N24 W22 \$ E22 S16 E12 N2 E5 S2 E12 S8 E13 N50 \$.									