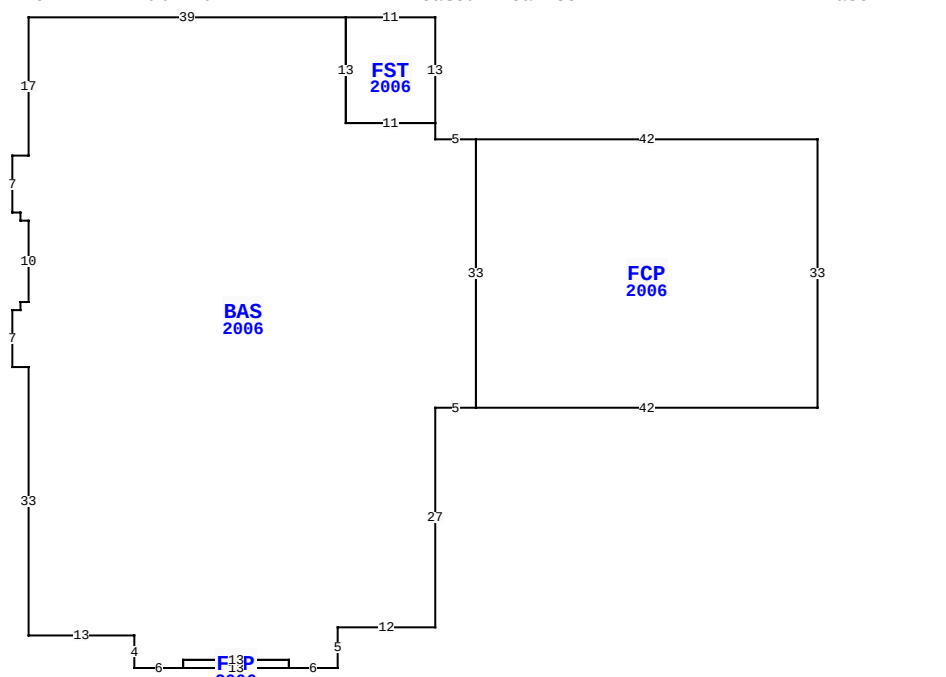


WACHOVIA BANK NATIONAL ASSOCIATION/
PO BOX 2609
CARLSBAD, CA 92018-2609

37-2N-27-1950-0017-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	16	WD FR STUC 70								2302	04	4,419	107.0170	206.54	912,700	2006	2006	0	0	0	14.00	86.00	VALUATION BY								STANDARD																								
Exterior Wall	15	CONC BLOCK 30								1 BRNCH BANK - 0% - 0										Heated Area: 3927										HX Base Yr										Tax Group: 4								Tax Dist:							
Roof Structur	04	WOOD TRUSS 100																		BUILDING MARKET VALUE										784,922																									
Roof Cover	11	SLATE 100																		TOTAL MARKET OB/XF VALUE										67,890																									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET VALUE										923,908																									
Interior Floo	14	CARPET 70																		TOTAL LAND VALUE - MARKET										1,776,720																									
Interior Floo	11	CLAY TILE 30																		SOH/AGL Deduction										369,771																									
Ceiling	01	FIN.SUSPD 100																		ASSESSED VALUE										1,406,949																									
Air Condition	03	CENTRAL 100																		TOTAL EXEMPTION VALUE										0																									
Heating Type	04	AIR DUCTED 100																		BASE TAXABLE VALUE										1,406,949																									
Fixtures	04	5 100																		TOTAL JUST VALUE										1,776,720																									
Frame	03	MASONRY 100																		NCON VALUE										0																									
Story Height		12 100								INCOME VALUE																																													
RMS		15 100								PREVIOUS YEAR MKT VALUE										1,744,527																																			
Stories	1.	1. 100																																																					
Units	0	0 100																																																					
Occupancy	00	NONE 100																																																					
Quality	03	Quality Level 03																																																					
DOR CODE	2300	FINANCIAL BLDG																																																					
MAP NUM		MKT AREA								04																																													
NEIGHBORHOOD/LOC	4058.00																																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																		
BAS	3,927	100	2006	3,927	697,531																																																		
FCP	1,386	30	2006	416	73,892																																																		
FOP	13	30	2006	4	710																																																		
FST	143	50	2006	72	12,789																																																		
TOTALS	5,469			4,419	784,922																																																		
EXTRA FEATURES										463743 SR 200, YULEE																																													
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	2021	BANK WINDW	0	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	96	5,760																																								
2	0812	CONCRETE C	0	0	0	1,647.00	SF	4.00	4.00	100	2006	2006	3	86	5,666																																								
3	0803	ASPHALT C	0	0	0	22,051.00	SF	2.00	2.00	100	2006	2006	3	56	24,697																																								
4	0400	CONC CURB	0	0	0	1,150.00	LF	15.00	15.00	100	2006	2006	3	89	15,353																																								
5	0972	ST LGHT UN	0	0	0	6.00	UT	2,530.00	2,530.00	100	2006	2006	3	66	10,019																																								
6	0963	FIRE HYDR	0	0	0	1.00	UT	1,500.00	1,500.00	100	2006	2006	3	100	1,500																																								
7	0402	CONC BUMPE	0	0	0	2.00	UT	25.00	25.00	100	2006	2006	3	89	45																																								
8	4950	BOLLARD	0	0	0	14.00	UT	100.00	100.00	100	2006	2006	3	100	1,400																																								
9	1123	CB 8"	0	0	41	246.00	SF	6.15	6.15	100	2006	2006	3	86	1,301																																								
10	1123	CB 8"	0	0	40	280.00	SF	6.15	6.15	100	2006	2006	3	86	1,481																																								
LAND DESCRIPTION										TOTAL OB/XF										67,222																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																															
1	002300	C	FINANCIAL	0	0004	IW	0.00	0.00	43,995.60	SF		1.00	1.00	1.00	21.00	21.00	923,908																																						
												</																																											

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