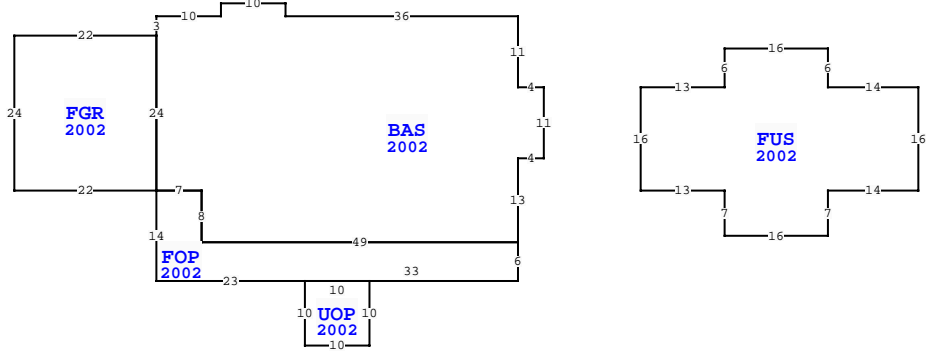


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	3,292	104.7880	165.57	545,056	2002	2002	0	0	10.75	89.25		
1 SFR CUST - 100% - 2003 Heated Area: 2864 HX Base Yr 2003													



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4015.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,968	100	2002	1,968	290,814
FGR	528	55	2002	290	42,853
FOP	392	30	2002	118	17,437
FUS	896	100	2002	896	132,403
UOP	100	20	2002	20	2,955
TOTALS	3,884			3,292	486,462

96214 MARSH LAKES 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	0812	CONCRETE C	0	100	0	0	2,386.00	SF	4.00	4.00	100	2002	2002	3	80	7,635	
2	1241	WD DECK G	0	100	0	0	185.00	UT	11.50	11.50	100	2012	2012	3	64	1,362	

LAND DESCRIPTION		TOTAL OB/XF 8,997																						
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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							
2	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		486,462	
TOTAL MARKET OB/XF VALUE		8,997	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		1,195,459	
SOH/AGL Deduction		585,349	
ASSESSED VALUE		610,110	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		559,388	
TOTAL JUST VALUE		1,195,459	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,178,847	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004862	REPAIR/RRF	19,000	06/01/2020
M015280	H/AC	0	08/01/2001
B0108211	NEW CONSTR	175,000	04/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0818/1287	1/02/1998	WD U	V	V	21	30,300

GRANTOR: AMELIA ISLAND COMPANY
GRANTEE: WILLIAMS BRUCE & JA

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] W4 N11 W36 N2 W10 S2 W10 S3 FGR=[YR=2002] W22 S24 E22 FOP=[YR=2002] S14 E23 UOP=[YR=2002] S10 E10 N10 W10 \$ E33 N6 W49 N8 W7 \$ N24 \$ S24 E7 S8 E49 N13 E4 N11 \$ PTR=E15 FUS=[YR=2002] E13 N6 E16 S6 E14 S16 W14 S7 W16 N7 W13 N16 \$ W15 \$.	