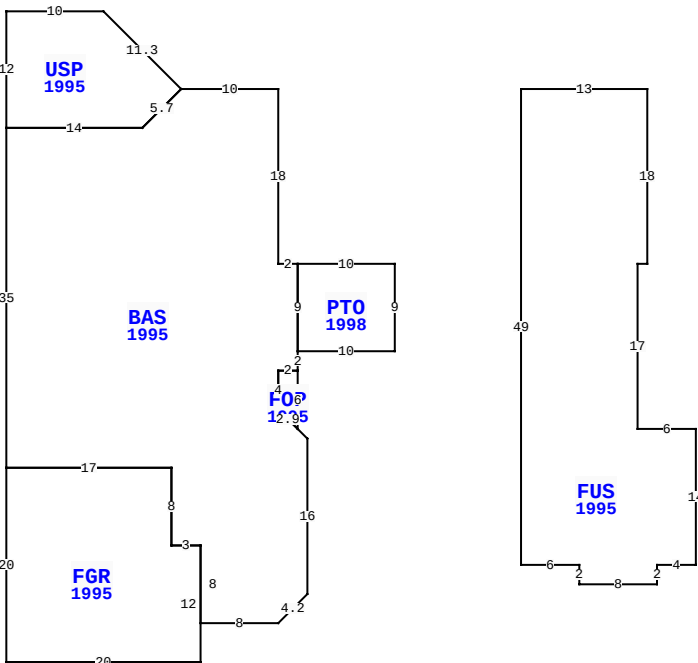


MARTIN ANTHONY R &/EVERSON PENNY
95100 VILLAGE DR
FERNANDINA BEACH, FL 32034

37-2N-28-227V-001A-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		31	HARDIE BRD 100		0320	01	2,232	123.2742	123.27	275,139	1995	1995	0	0	0	14.25	85.75	VALUATION BY		STANDARD															
Roof Structur		08	IRREGULAR 100		1 TOWNHOUSE - 100% - 2014													Heated Area: 1965 HX Base Yr 2014																	
Roof Cover		03	COMP SHNGL 100															Tax Group: 7										Tax Dist:							
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE										235,932							
Interior Floor		11	CLAY TILE 60															TOTAL MARKET OB/XF VALUE										6,250							
Interior Floor		14	CARPET 40															TOTAL LAND VALUE - MARKET										150,000							
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE										392,182							
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction										229,234							
Bedrooms			3 100															ASSESSED VALUE										162,948							
Bathrooms			2.5 100															TOTAL EXEMPTION VALUE										HX HB		50,722					
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE										112,226							
Stories		2.	2. 100															TOTAL JUST VALUE										392,182							
Units		0	0 100		NCON VALUE										0																				
Occupancy		00	NONE 100		INCOME VALUE										PREVIOUS YEAR MKT VALUE								331,883												
Quality		04	Quality Level 04																																
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA				04																												
NEIGHBORHOOD/LOC		4015.0100																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,259	100	1995	1,259	133,081																														
FGR	376	55	1995	207	21,881																														
FOP	10	30	1995	3	317																														
FUS	706	100	1995	706	74,627																														
PTO	90	5	1998	4	423																														
USP	176	30	1995	53	5,602																														
TOTALS		2,617			2,232	235,932																													
EXTRA FEATURES					95100 VILLAGE 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660																				
2	0811	CONCRETE B	0 100	0	0	813.00	SF	5.20	5.20	100	1995	1995	3	68	2,875																				
3	1242	WD DECK A	0 100	25	13	325.00	SF	10.00	10.00	100	2005	2005	3	22	715																				
LAND DESCRIPTION										TOTAL OB/XF										6,250															
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000																		