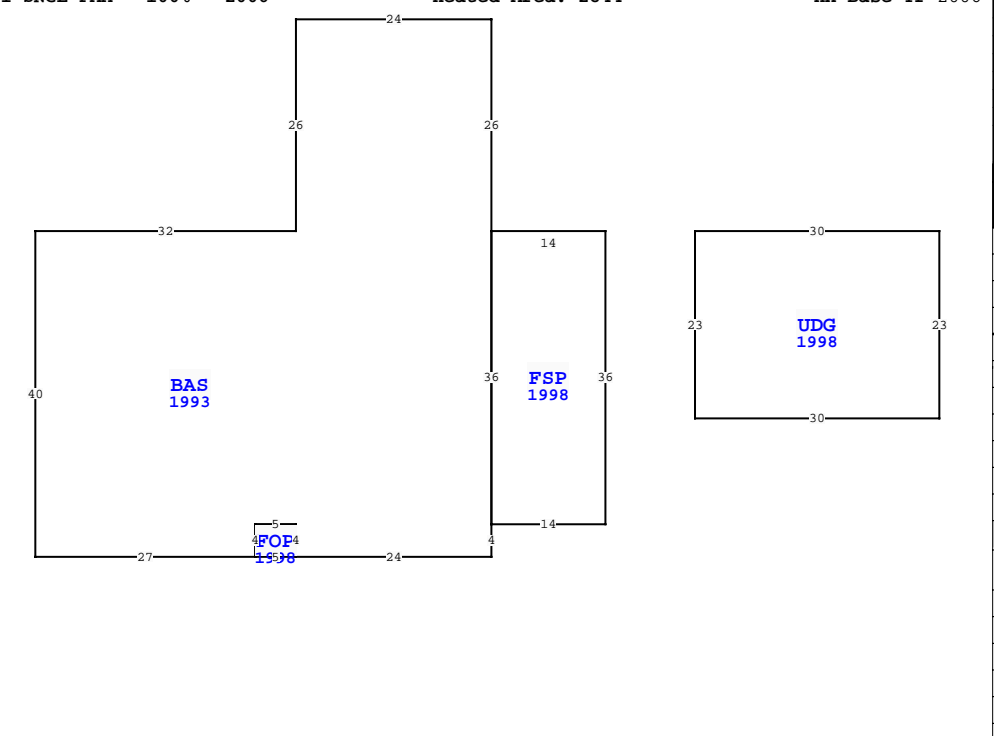


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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		
0900	01	3,432	103.5552	136.69	469,120	1981	1981	0	0	29.65	70.35		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		336,059	
TOTAL MARKET OB/XF VALUE		20,304	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		516,363	
SOH/AGL Deduction		247,510	
ASSESSED VALUE		268,853	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		218,131	
TOTAL JUST VALUE		516,363	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		491,881	



Quality		04 Quality Level 04			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC 4016.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,844	100	1993	2,844	273,483
FOP	20	30	1998	6	577
FSP	504	40	1998	202	19,424
UDG	690	55	1998	380	36,541
TOTALS	4,058			3,432	330,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1286/1506	1/10/2005	WD	Q	I		290,500
GRANTOR: TOLAND HARRY & ELLA M						
GRANTEE: ZACHARY J PETER & H						
0847/1015	9/03/1998	WD	Q	I		189,500
GRANTOR: MCCABE ROBERT S & MAR						
GRANTEE: TOLAND HARRY & ELLA						

EXTRA FEATURES															94106 LIMPKIN LN, 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	0810	CONCRETE A	0	100	0	0	1,920.00	SF	6.50	6.50	100	1981	1981	3	32.5	4,056	
2	0810	CONCRETE A	0	100	0	0	2,494.00	SF	6.50	6.50	100	1985	1985	3	44	7,133	
3	0825	BRICK	0	100	24	4	96.00	SF	12.50	12.50	100	1990	1990	3	85	1,020	
4	0825	BRICK	0	100	12	12	144.00	SF	12.50	12.50	100	1990	1990	3	85	1,530	
5	0940	SHEDS/PORT	0	100	15	11	165.00	SF	30.00	30.00	100	1990	1990	3	20	990	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
7	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	1999	1999	3	75	390	
8	0825	BRICK	0	100	0	0	200.00	SF	12.50	12.50	100	2001	2001	3	94	2,350	

BUILDING NOTES			

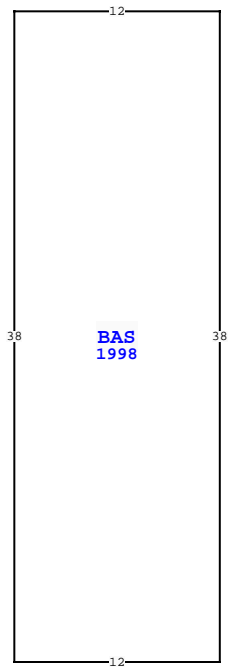
BUILDING DIMENSIONS			
BAS=[YR=1993] N26 W24 S26 W32 S40 E27 FOP=[YR=1998] E5 N4 W5 S4 \$ N4 E5 S4 E24 N4 FSP=[YR=1998] E14 N36 W14 S36\$ N36\$ PTR= E25 UDG=[YR=1998] E30 S23 W30 N23 \$ W25 \$.			

LAND DESCRIPTION															TOTAL OB/XF 20,304									
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
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		4016.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	456	100	1998
TOTALS	456		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2006				26.46	12,066	1990	1990	0	0	50.00	50.00
				Heated Area: 456			HX Base Yr 2006				



NASSAU COUNTY PROPERTY		PAGE 2 of 2	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		336,059	
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NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		491,881	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: MCCABE ROBERT S & MAR						
GRANTEE: TOLAND HARRY & ELLA						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1998] W12 S38 E12 N38 \$.	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV