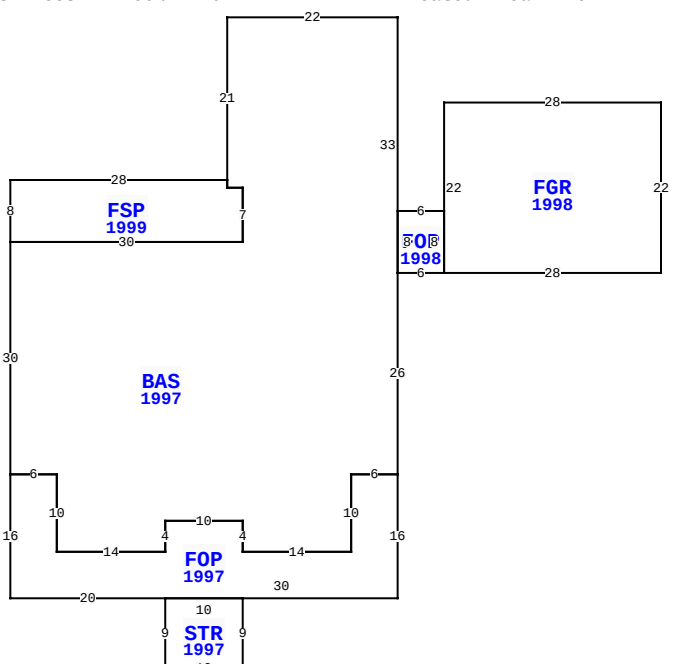


DUNN DAVID DURAN/STRAUB MARGARET LOUISE
96155 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

37-2N-28-5000-0041-0000



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	14	WD SHINGLE 100	0500	01	3,059	104.4200	164.98	504,674	1997	2002	0	0	0	11.00	89.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2024													Heated Area: 2464													HX Base Yr 2024												
Roof Cover	03	COMP SHNGL 100														Tax Group: 7													Tax Dist:												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													477,372												
Interior Floo	11	CLAY TILE 50														TOTAL MARKET OB/XF VALUE													50,698												
Interior Floo	14	CARPET 50														TOTAL LAND VALUE - MARKET													520,000												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													1,048,070												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													87,465												
Bedrooms		3 100														ASSESSED VALUE													960,605												
Bathrooms		2 100														TOTAL EXEMPTION VALUE													HX HB 50,722												
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													909,883												
Stories	1.	1. 100														TOTAL JUST VALUE													1,048,070												
Units	00	0 100	NCON VALUE													0																									
Occupancy	00	NONE 100	INCOME VALUE																																						
			PREVIOUS YEAR MKT VALUE													933,533																									
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	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	2,464	100	1997	2,464	361,795																																				
FGR	616	55	1998	339	49,776																																				
FOP	460	30	1997	138	20,263																																				
FOP	48	30	1998	14	2,056																																				
FSP	238	40	1999	95	13,949																																				
STR	90	10	1997	9	1,322																																				
TOTALS	3,916			3,059	449,160																																				
EXTRA FEATURES						96155 PINEY ISLAND 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	1997	1997	3	79	2,765																										
2	0810	CONCRETE A	0 100	0	0	696.00	SF	6.50	6.50	100	1997	1997	3	72	3,257																										
3	0812	CONCRETE C	0 100	0	0	5,704.00	SF	4.00	4.00	100	1998	1998	3	73	16,656																										
4	1242	WD DECK A	0 100	4	8	32.00	SF	10.00	10.00	100	1998	1998	3	20	64																										
5	0300	BOAT DCK W	0 100	0	0	496.00	SF	40.00	40.00	100	2010	2010	3	56	11,110																										
6	0311	WD GANG WY	0 100	0	0	16.00	SF	45.00	45.00	100	2010	2010	3	40	288																										
7	0303	FLT DOCK W	0 100	10	16	160.00	SF	26.00	26.00	100	2010	2010	3	56	2,330																										
8	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2010	2010	3	40	800																										
9	0350	CARPORT WD	0 100	24	15	360.00	SF	13.00	13.00	100	2012	2012	3	50	2,340																										
10	0681	POLE SHED	0 100	11	12	132.00	SF	15.00	15.00	100	2012	2012	3	64	1,267																										
LAND DESCRIPTION						TOTAL OB/XF													40,877																						
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																	
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	520,000.00	520,000.00	520,000																								

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