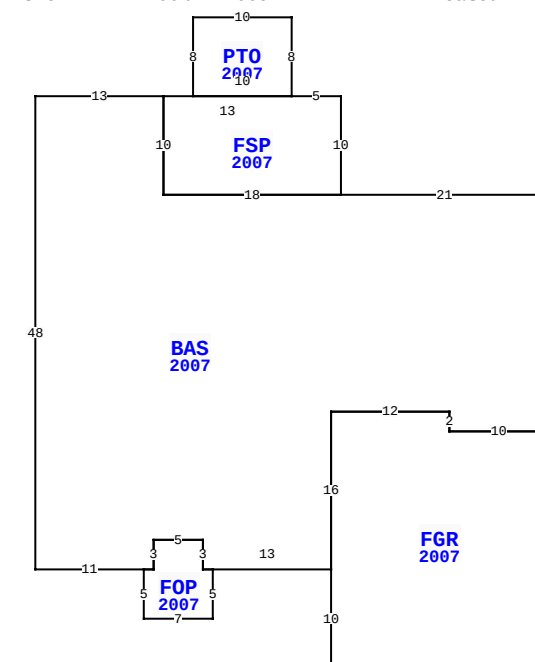


SERGEANT CURTIS R & VERA S
96108 SPECKLED TROUT TRAIL
FERNANDINA BEACH, FL 32034

39-2N-28-0000-0002-0180

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																															
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																													
Exterior Wall		20	FACE BRICK 100							0900	01	2,154	116.1741	153.35	330,316	2007	2007		0	0	12.75	87.25	VALUATION BY								STANDARD																				
Roof Structure		03	GABLE/HIP 100							1 SNGL FAM - 100% - 2009														Heated Area: 1759														HX Base Yr 2009													
Roof Cover		03	COMP SHNGL 100																					BUILDING MARKET VALUE														288,201													
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE														44,811													
Interior Floor		14	CARPET 70																					TOTAL LAND VALUE - MARKET														82,350													
Interior Floor		11	CLAY TILE 30																					TOTAL MARKET VALUE														415,362													
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction														203,599													
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE														211,763													
Bedrooms			3 100																					TOTAL EXEMPTION VALUE														50,722													
Bathrooms			2 100																					BASE TAXABLE VALUE														161,041													
Frame		02	WOOD FRAME 100																					TOTAL JUST VALUE														415,362													
Stories		1.	1. 100																					NCON VALUE														0													
Units		00	0 100							INCOME VALUE																																									
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE														387,925																											
Quality		04	Quality Level 04							PERMIT NUM														DESCRIPTION		AMT		ISSUED																							
DOR CODE		0100	SINGLE FAMILY							B2102616														(1) DOOR (4) WIND		13,400		03/04/2021																							
MAP NUM			MKT AREA							B1428810														30X40		50,472		05/01/2014																							
NEIGHBORHOOD/LOC		4020.00								M12324														MECH OTHER		0		12/01/2006																							
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	C18759														CO ISSUED		0		11/01/2006																										
BAS		1,759	100	2007	1,759	235,351	B18759														NEW CONSTR		170,000		11/01/2006																										
FGR		552	55	2007	304	40,674	E18363														ELEC OTHER		2,000		11/01/2006																										
FOP		50	30	2007	15	2,007																																													
FSP		180	40	2007	72	9,633																																													
PTO		80	5	2007	4	535																																													
TOTALS		2,621			2,154	288,201																																													
EXTRA FEATURES										96108 SPECKLED TROUT TRL, FERNANDINA BEACH										BLD DATE 01/07/2008 RK LGL DATE 05/07/2025 MLU																															
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	0811	CONCRETE B	0 100	0	0	868.00	SF	5.20	5.20	100	2007	2007	3	87	3,927																																				
2	0510	GARAGE WD-	0 100	30	40	1,200.00	SF	35.00	35.00	100	2014	2014	3	71	29,820																																				
3	0476	VF 6 SBPL	0 100	0	0	200.00	LF	32.00	32.00	100	2014	2014	3	85	5,440																																				
4	0855	CONC PAVER	0 100	0	0	216.00	SF	10.00	10.00	100	2014	2014	3	94	2,030																																				
5	1076	TRELLIS A	0 100	12	18	216.00	SF	7.50	7.50	100	2014	2014	3	71	1,150																																				
6	0810	CONCRETE A	0 100	0	0	400.00	SF	6.50	6.50	100	2014	2014	3	94	2,444																																				
LAND DESCRIPTION										TOTAL OB/XF										44,811																															
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	000100	C	RES	100		RSF-1	0.00	0.00	0.61	AC		1.00	1.00	1.35	100,000.00	135,000.00	82,350																																		