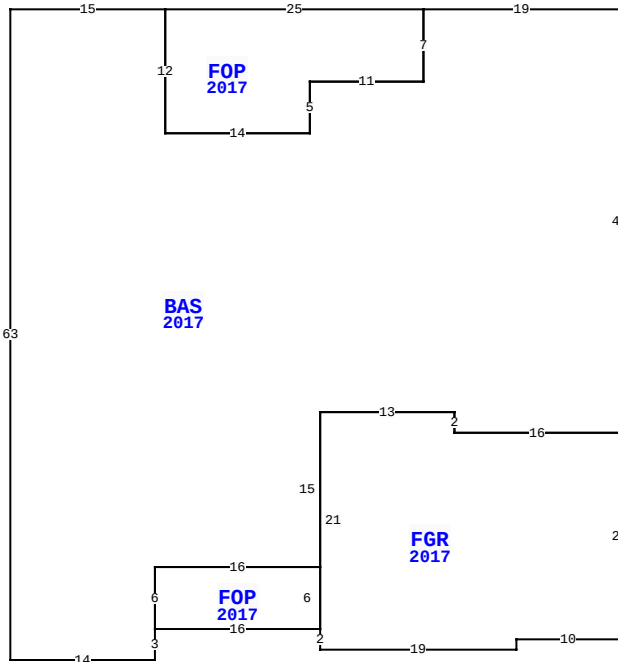


KETCHUM MARK R JR & HAYLEY A
3720 GRACE ST
OWINGS, MD 30736

39-2N-28-0680-0031-0000

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			0900	01	3,111	114.7608	151.48	471,254	2017	2017		0	0	3.00	97.00	VALUATION BY		STANDARD																							
Roof Structur		08	IRREGULAR 100			1 SNGL FAM - 0% - 0													Heated Area: 2664													HX Base Yr												
Roof Cover		03	COMP SHNGL 100																																									
Interior Wall		05	DRYWALL 100																																									
Interior Floo		11	CLAY TILE 60																																									
Interior Floo		14	CARPET 40																																									
Air Condition		03	CENTRAL 100																																									
Heating Type		04	AIR DUCTED 100																																									
Bedrooms			4 100																																									
Bathrooms			3 100																																									
Frame		02	WOOD FRAME 100																																									
Stories		1.	1. 100																																									
Units			0 100																																									
Occupancy		00	NONE 100																																									
Quality		04	Quality Level 04																																									
DOR CODE		0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA		04																																							
NEIGHBORHOOD/LOC		4069.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	2,664	100	2017	2,664	391,437																																							
FGR	625	55	2017	344	50,546																																							
FOP	96	30	2017	29	4,261																																							
FOP	245	30	2017	74	10,874																																							
TOTALS		3,630			3,111	457,116																																						
EXTRA FEATURES						96440 GRANDE OAKS LN, FERNADINA 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	0855	CONC PAVER	0	0	0	1,120.00	SF	10.00	10.00	100	2017	2017	3	96	10,752																													
2	0855	CONC PAVER	0	0	0	63.00	SF	10.00	10.00	100	2017	2017	3	96	605																													
3	0462	ST/AL FNC	0	0	120	0	480.00	SF	10.00	100	2018	2018	3	84	4,032																													
4	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276																													
5	0861	POOL GUNIT	0	0	0	476.00	SF	85.00	85.00	100	2021	2021	3	93	37,628																													
6	0871	POOL HTR R	0	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800																													
7	0855	CONC PAVER	0	0	0	900.00	SF	10.00	10.00	100	2021	2021	3	99	8,910																													
LAND DESCRIPTION						TOTAL OB/XF 64,003																																						
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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000																											
					</																																							