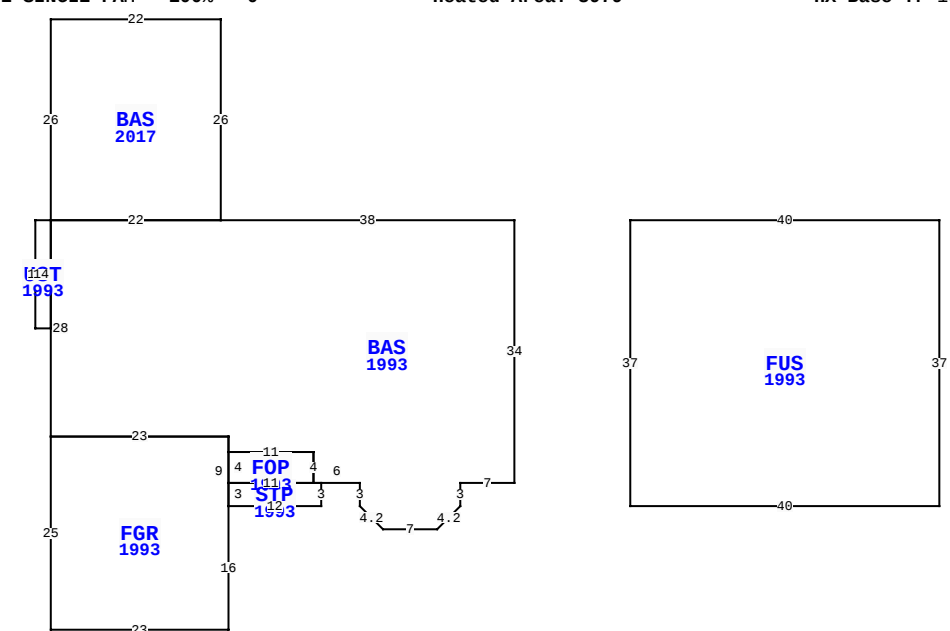


SHEPHARD KENNETH L & LOICE V
96148 ONEIL SCOTT RD
FERNANDINA BEACH, FL 32034

40-2N-28-0000-0017-0010

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 60								0100	01	4,325	98.6480	98.65	426,661	1990	1990	0	0	21.62	78.38	VALUATION BY								STANDARD																									
Exterior Wall	12	CEDAR 40								1 SINGLE FAM - 100% - 0										Heated Area: 3979										HX Base Yr 1984										Tax Group: 4								Tax Dist:							
Roof Structur	03	GABLE/HIP 100																		BUILDING MARKET VALUE										334,417																									
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										59,027																									
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										143,650																									
Interior Floo	14	CARPET 70																		TOTAL MARKET VALUE										537,094																									
Interior Floo	11	CLAY TILE 30																		ASSESSED VALUE										251,822																									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										285,272																									
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB VX 55,722																									
Bedrooms	5	100																		BASE TAXABLE VALUE										229,550																									
Bathrooms	3.5	100																		TOTAL JUST VALUE										537,094																									
Frame	02	WOOD FRAME 100																		NCON VALUE										0																									
Stories	2.	100								INCOME VALUE																																													
Units	0	100								PREVIOUS YEAR MKT VALUE										517,213																																			
BUD8 Adjustme	04	DIST 01 100																																																					
Occupancy	00	NONE 100																																																					
Quality		03	Quality Level 03																																																				
DOR CODE		0100	SINGLE FAMILY																																																				
MAP NUM			MKT AREA								04																																												
NEIGHBORHOOD/LOC		4012.00																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																		
BAS	1,927	100	1993	1,927	149,000																																																		
BAS	572	100	2017	572	44,228																																																		
FGR	575	55	1993	316	24,433																																																		
FOP	44	30	1993	13	1,005																																																		
FUS	1,480	100	1993	1,480	114,436																																																		
STP	36	10	1993	4	310																																																		
UST	28	45	1993	13	1,005																																																		
TOTALS		4,662			4,325	334,417																																																	
EXTRA FEATURES										96148 ONEIL-SCOTT RD, FERNANDINA BEACH										BLD DATE										LGL DATE																									
																				XF DATE										LAND DATE																									
																				INC DATE										AG DATE																									
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	1990	1990	3	66	2,310																																							
2	0812	CONCRETE C	0	100	0	0	5,001.00	SF	4.00	4.00	100	1998	1998	3	73	14,603																																							
3	1242	WD DECK A	0	100	20	16	320.00	SF	5.00	5.00	100	1991	1991	3	20	320																																							
4	0749	M/H STORG	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1969	1969	3	20	400																																							
5	0940	SHEDS/PORT	0	100	28	12	336.00	SF	18.00	18.00	100	1980	1980	3	20	1,210																																							
6	0510	GARAGE WD-	0	100	38	50	1,900.00	SF	35.00	35.00	100	2011	2011	3	60	39,900																																							
7	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	2011	2011	3	91	284																																							
LAND DESCRIPTION										TOTAL OB/XF										59,027																																			
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	000100	C	RES	100		OR	100.00	220.00	1.69	AC		1.00	1.00	1.00	85,000.00	85,000.00	143,650																																						
</																																																							