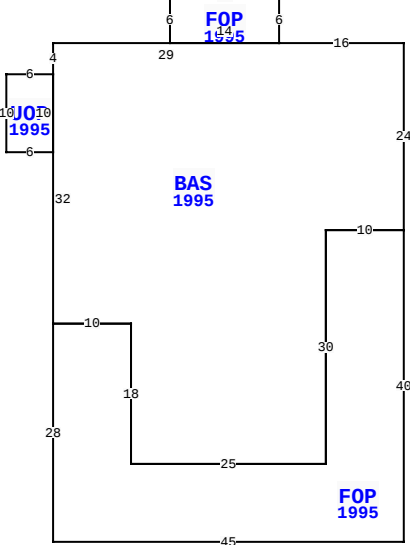
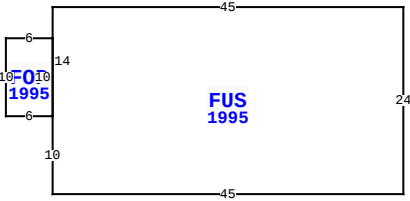
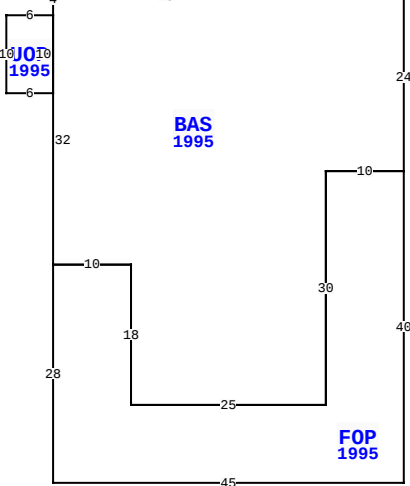
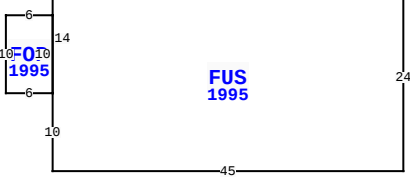
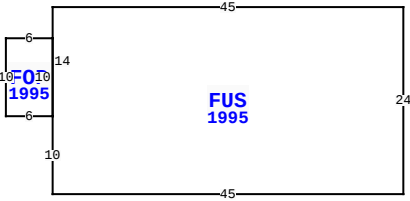
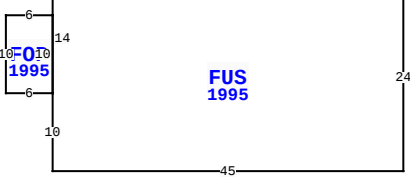
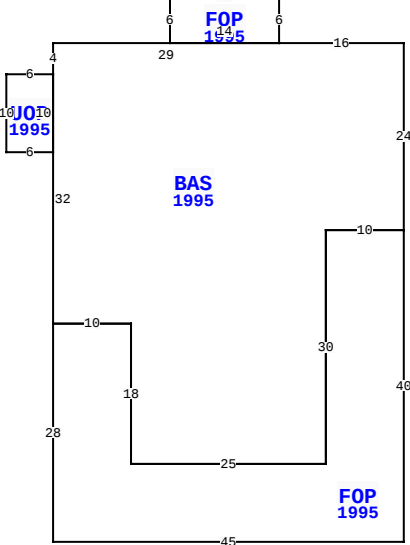
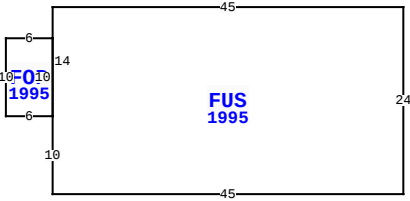
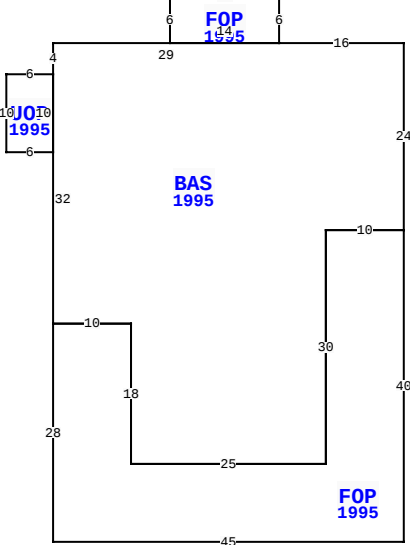
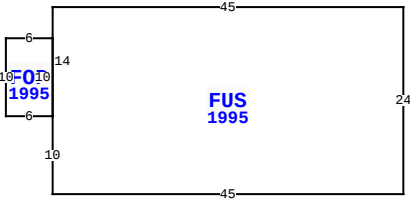
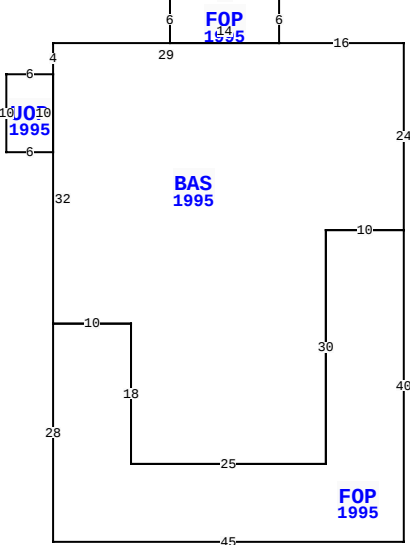
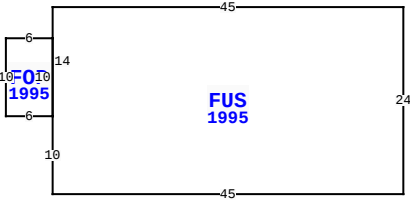
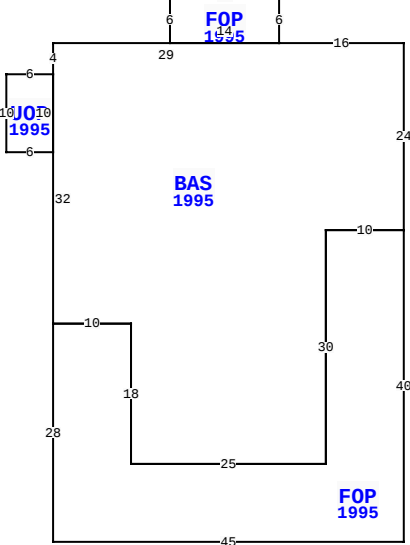
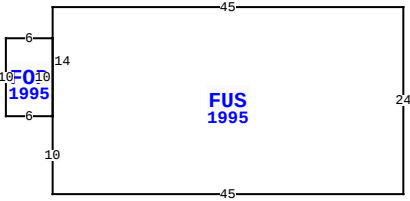


THEOBALD THOMAS A & REMONA R
96568 CALHOUN ROAD
FERNANDINA BEACH, FL 32034

40-2N-28-1590-0001-0000



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		12	CEDAR 100		0900	01	3,364	93.2328	123.07	414,007	1995	1995		0	0	14.50	85.50	VALUATION BY					STANDARD											
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 1996										Heated Area: 3030										HX Base Yr 1996									
Roof Cover		12	MODULAR MT 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floor		14	CARPET 80																															
Interior Floor		11	CLAY TILE 20																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			3 100																															
Bathrooms			2.5 100																															
Frame		02	WOOD FRAME 100																															
Stories		2.	2. 100																															
Units		0	0 100																															
Occupancy		00	NONE 100																															
Quality		01	Quality Level 01																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA																						04									
NEIGHBORHOOD/LOC		4017.00																																
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS		1,950	100	1995	1,950	205,189																												
FOP		60	30	1995	18	1,894																												
FOP		84	30	1995	25	2,631																												
FOP		930	30	1995	279	29,358																												
FUS		1,080	100	1995	1,080	113,643																												
UOP		60	20	1995	12	1,263																												
TOTALS		4,164			3,364	353,976																												
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																
1		0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660																	
2		0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1995	1995	3	68	1,768																	
3		0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	2000	2000	3	27	6,804																	
4		0350	CARPOT WD	0	100	10	20	200.00	SF	13.00	13.00	100	2002	2002	3	20	520																	
5		0811	CONCRETE B	0	100	0	0	2,700.00	SF	5.20	5.20	100	2000	2000	3	77	10,811																	
6		0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2003	2003	3	29	11,043																	
7		0845	KOOL DECK	0	100	0	0	784.00	SF	7.25	7.25	100	2003	2003	3	82	4,661																	
8		0911	SCRN RM A	0	100	0	0	1,232.00	SF	17.50	17.50	100	2003	2003	3	20	4,312																	
																	</																	