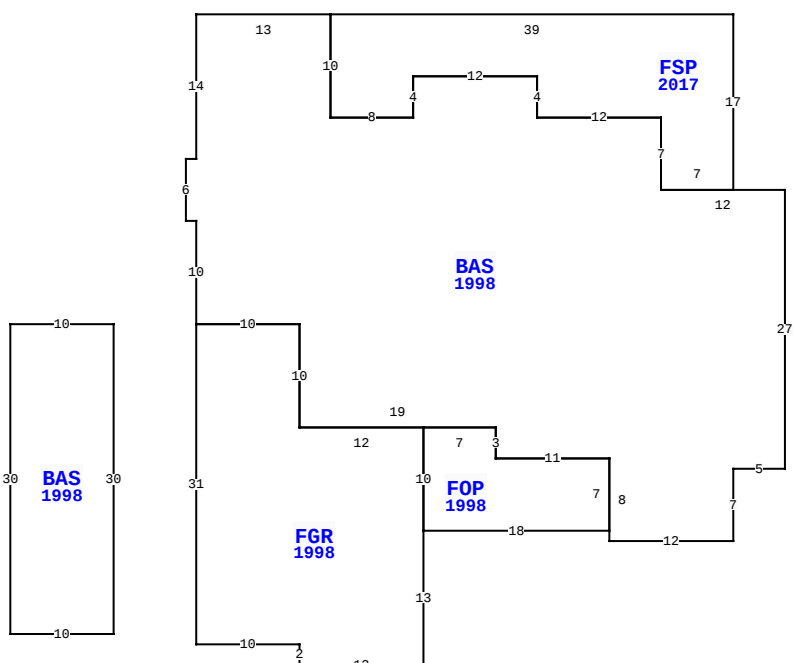


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	16	WD FR STUC 100		0900	01	2,717	99.7920	131.73	357,910	1998	2000	0	0	0	12.00	88.00	VALUATION BY												
Roof Structure	08	IRREGULAR 100		1 SNGL FAM - 100% - 1999													STANDARD												
Roof Cover	03	COMP SHNGL 100		Heated Area: 2195													HX Base Yr 1999												
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 50																											
Interior Floor	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Bathrooms																													
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality		01	Quality Level 01																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC		4009.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	300	100	1998	300	34,777																								
BAS	1,895	100	1998	1,895	219,673																								
FGR	586	55	1998	322	37,327																								
FOP	147	30	1998	44	5,100																								
FSP	391	40	2017	156	18,084																								
TOTALS		3,319			2,717	314,961																							
EXTRA FEATURES				95087 ARBOR LN, 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	1998	1998	3	80	2,800														
2	0810	CONCRETE A	0 100	55	3	165.00	SF	6.50	6.50	100	1998	1998	3	73	783														
3	0810	CONCRETE A	0 100	0	0	661.00	SF	6.50	6.50	100	1998	1998	3	73	3,136														
4	0810	CONCRETE A	0 100	0	0	200.00	SF	6.50	6.50	100	2000	2000	3	77	1,001														