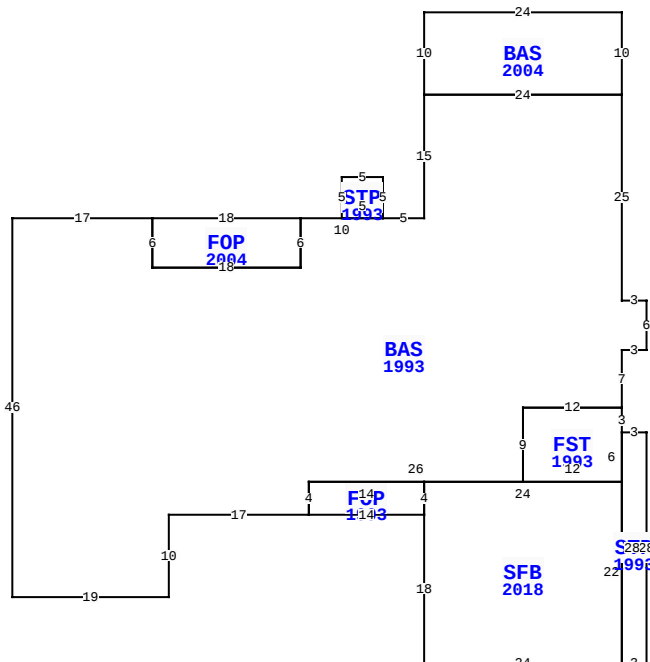


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		05	AVERAGE 100		0900	01	3,644	100.8900	133.17	485,271	1988	1995	0	0	0	14.25	85.75	VALUATION BY		STANDARD														
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2005										Heated Area: 3526										HX Base Yr 2005									
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floor		11	CLAY TILE 100																															
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																															
BUD8 Adjustme		04	DIST 01 100																															
Occupancy		00	NONE 100																															
Quality		02	Quality Level 02																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4005.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,864	100	1993	2,864	327,050																													
BAS	240	100	2004	240	27,407																													
FOP	56	30	1993	17	1,941																													
FOP	108	30	2004	32	3,654																													
FST	108	55	1993	59	6,737																													
SFB	528	80	2018	422	48,190																													
STP	25	10	1993	2	228																													
STP	84	10	1993	8	913																													
TOTALS	4,013			3,644	416,120																													
EXTRA FEATURES					940334 OLD NASSAUVILLE RD, 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	0830	FLAGSTONE	0 100	31	4	124.00	SF	12.00	12.00	100	1988	1988	3	52	774																			
2	0830	FLAGSTONE	0 100	23	15	345.00	SF	12.00	12.00	100	1988	1988	3	52	2,153																			
3	0810	CONCRETE A	0 100	14	18	252.00	SF	6.50	6.50	100	1988	1988	3	52	852																			
4	0810	CONCRETE A	0 100	32	8	256.00	SF	6.50	6.50	100	1988	1988	3	52	865																			
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240																			
6	0940	SHEDS/PORT	0 100	24	16	384.00	SF	18.00	18.00	100	2010	2010	3	40	2,765																			
7	1242	WD DECK A	0 100	13	17	221.00	SF	7.00	7.00	100	2010	2010	3	40	619																			