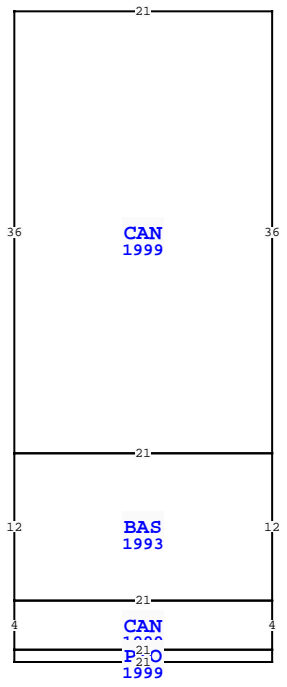


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	02	F.NOT SUS	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Fixtures		2	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		2	100
Stories	1.	1.100	
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	252	100	1993
CAN	84	30	1999
CAN	756	30	1999
PTO	21	5	1999
TOTALS	1,113		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3803	04	505	68.9850	116.41	58,787	1985	1985	0	0	48.75	51.25
1 RSTRM BLDG - 0% - 0 Heated Area: 252 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			30,128
TOTAL MARKET OB/XF VALUE			89,514
TOTAL LAND VALUE - MARKET			214,780
TOTAL MARKET VALUE			334,422
SOH/AGL Deduction			138,886
ASSESSED VALUE			195,536
TOTAL EXEMPTION VALUE	03		195,536
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			334,422
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			336,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24929	DEMOLITION	3,385	07/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0385/0337	4/01/1983	WD U	V			100

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
3	0810	CONCRETE A	0	0	0	0	1,041.00	SF	6.50	6.50	100	1999	1999	3	75	5,075	
4	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1999	1999	3	81	81	
5	0422	CL FNC 4'	0	0	0	0	459.00	LF	15.00	15.00	100	1999	1999	3	45	3,098	
6	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	1999	1999	3	45	540	
7	0350	CARPORT WD	0	0	20	15	300.00	SF	13.00	13.00	100	1999	1999	3	20	780	
8	0350	CARPORT WD	0	0	13	15	195.00	SF	13.00	13.00	100	1999	1999	3	20	507	
9	0306	BOAT RAMP	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	1999	1999	3	100	3,000	
10	0920	CWALL-WD/M	0	0	60	3	180.00	LF	390.00	390.00	100	1999	1999	3	20	14,040	

BUILDING NOTES			
94298 WINTERBERRY AV, FERNANDINA BEACH			

BUILDING DIMENSIONS			
CAN=[YR=1999] W21 S36 BAS=[YR=1993] S12 CAN=[YR=1999] S4 PTO=[YR=1999] S1 E21 N1 W21\$ E21 N4 W21\$ E21 N12 W21\$ E21 N36\$.			

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008600	C	COUNTY	0	0006	RM	0.00	0.00	1.43	AC		1.00	1.00	1.00	150,000.00	150,000.00	214,500							
2	009620	C	MARSH	0		RM	0.00	0.00	2.80	AC		1.00	1.00	1.00	100.00	100.00	280							

