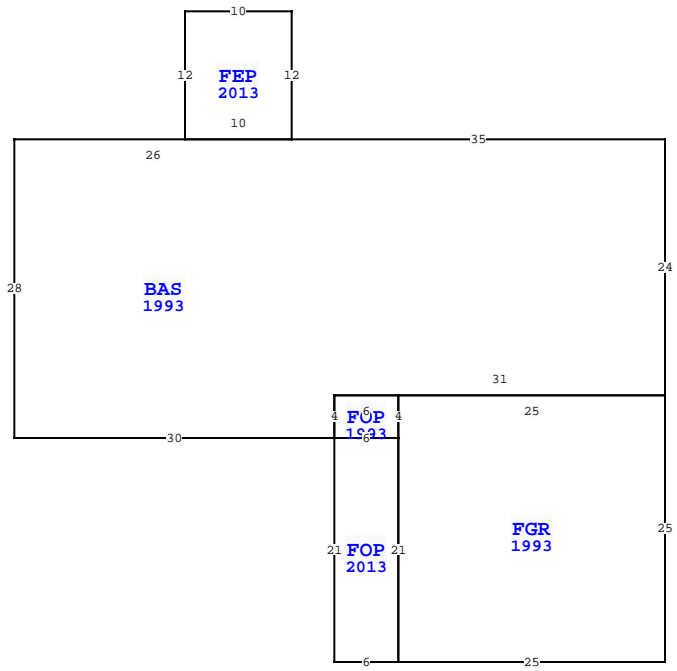


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	12	HARDWOOD	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,584	100	1993
FEP	120	80	2013
FGR	625	55	1993
FOP	24	30	1993
FOP	126	30	2013
TOTALS	2,479		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,069	121.8140	121.81	252,025	1989	1989	0	0	15.75	84.25		
1 SINGLE FAM - 100% - 0 Heated Area: 1584 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			212,331
TOTAL MARKET OB/XF VALUE			7,082
TOTAL LAND VALUE - MARKET			136,000
TOTAL MARKET VALUE			355,413
SOH/AGL Deduction			213,894
ASSESSED VALUE			141,519
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			85,797
TOTAL JUST VALUE			355,413
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			337,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2825	H/AC	3,000	11/30/1988
3288	NEW CONSTR	0	11/14/1988
5273	NEW CONSTR	68,456	11/02/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1587/1196	9/30/2008	QC	Q	I	01	100

GRANTOR: TURNER ELAINE S  
GRANTEE: ROBERTS MARK A ETAL  
0564/0310 2/28/1989 WD U I 07 100  
GRANTOR:  
GRANTEE:

EXTRA FEATURES														94033 DUCK LAKE DR, FERNANDINA BEACH		BLD DATE	LGL DATE	MLU
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	LAND DATE	AG DATE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240		05/08/2025	
2	0810	CONCRETE A	0	100	16	320.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,134			
3	0812	CONCRETE C	0	100	0	1,204.00	SF	4.00	4.00	100	2000	2000	3	77	3,708			
														TOTAL OB/XF		7,082		

BUILDING NOTES													
BAS=[YR=1993] W35FEP=[YR=2013] N12 W10 S12 E10 \$ W26 S28 E30 FOP=[YR=2013] S21 E6 N21 W6\$FOP=[YR=1993] E6 FGR=[YR=1993] S21 E25 N25 W25 S4\$ N4 W6 S4\$ N4 E31 N24\$.													

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	000100	C	RES	100		RM	0.00	0.00	2.00	LT		1.00	1.00	0.85	80,000.00	68,000.00	136,000							