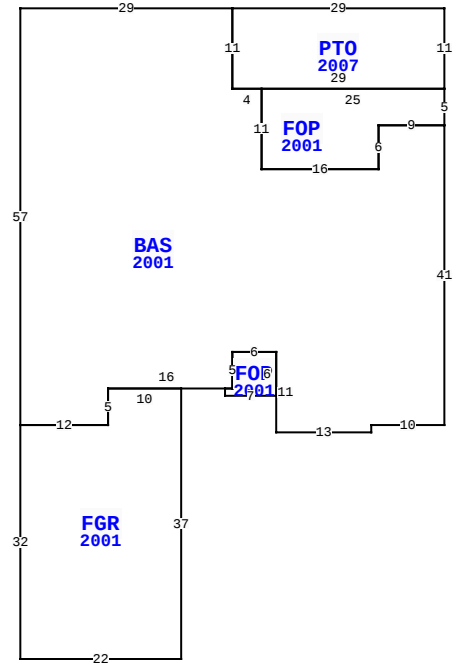


WILLIAMSON DAVID E & LISA J
96279 OYSTER BAY DRIVE
FERNANDINA BEACH, FL 32034

46-3N-28-5480-0003-0030

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										4		
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	17	CB	STUCCO	100		0500	01	3,142	115.6302	182.70	574,043	2001	2006	0	0	0	9.00	91.00	VALUATION BY										STANDARD									
Roof Structure	03	GABLE/HIP	100		1 SFR CUST - 100% - 2022										Heated Area: 2634										HX Base Yr 2022													
Roof Cover	03	COMP SHNGL	100												BUILDING MARKET VALUE										522,379													
Interior Wall	05	DRYWALL	100												TOTAL MARKET OB/XF VALUE										16,481													
Interior Floor	11	CLAY TILE	90												TOTAL LAND VALUE - MARKET										142,500													
Interior Floor	14	CARPET	10												TOTAL MARKET VALUE										681,360													
Air Condition	03	CENTRAL	100												SOH/AGL Deduction										140,104													
Heating Type	04	AIR DUCTED	100												ASSESSED VALUE										541,256													
Bedrooms		4	100												TOTAL EXEMPTION VALUE										HX HB 50,722													
Bathrooms		3	100												BASE TAXABLE VALUE										490,534													
Frame	03	MASONRY	100												TOTAL JUST VALUE										681,360													
Stories	1.	1.	100												NCON VALUE										0													
Units		0	100		INCOME VALUE																																	
Occupancy	00	NONE	100		PREVIOUS YEAR MKT VALUE										655,539																							