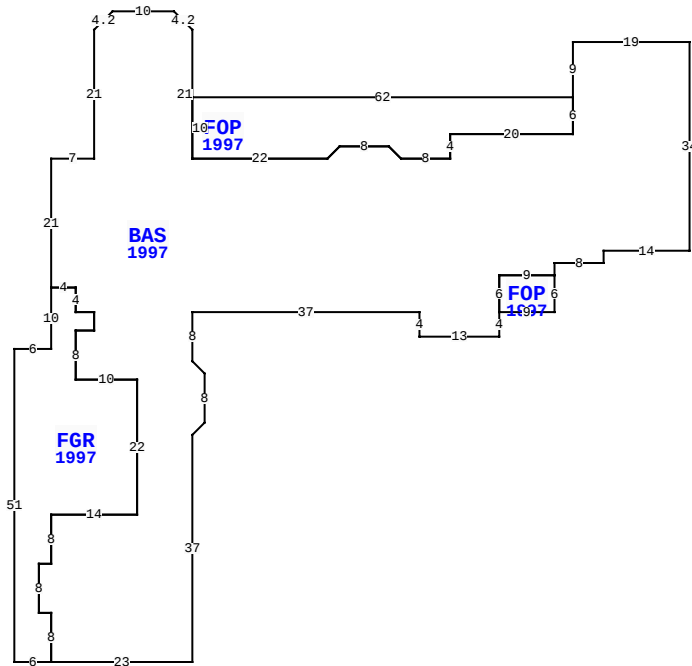


PEACOCK JAMES C JR
34 NORTH 14TH ST
FERNANDINA BEACH, FL 32034

46-3N-28-5482-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		VALUATION BY										VALUATION SUMMARY																			
Exterior Wall	20	FACE BRICK 80		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	Tax Group: 4	Tax Dist:																
Exterior Wall	30	VINYL 20		1 SFR CUST - 100% - 1998										Heated Area: 4200										HX Base Yr 1998									
Roof Structure	08	IRREGULAR 100												BUILDING MARKET VALUE										646,183									
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										36,744									
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET										500,000									
Interior Floor	11	CLAY TILE 50												TOTAL MARKET VALUE										1,182,927									
Interior Floor	14	CARPET 50												SOH/AGL Deduction										402,628									
Air Condition	03	CENTRAL 100												ASSESSED VALUE										780,299									
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB 50,722									
Bedrooms		4 100												BASE TAXABLE VALUE										729,577									
Bathrooms		3 100												TOTAL JUST VALUE										1,182,927									
														NCON VALUE										0									
Frame Stories Units	02	WOOD FRAME 100		INCOME VALUE																													
	1.	1. 100																															
		0 100																															
Occupancy	00	NONE 100		PREVIOUS YEAR MKT VALUE										1,153,076																			