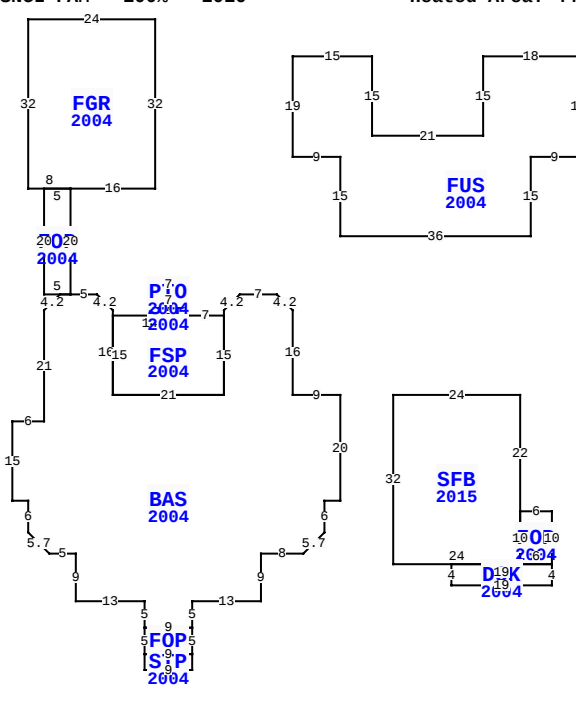


HOLWELL WALTER BRIAN & KIM T
97049 LITTLE PINEY ISLAND CT
FERNANDINA BEACH, FL 32034

47-3N-28-5000-0038-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB										EYB ECON FNCT NORM % COND									
Exterior Wall 16 WD FR STUC 80										0900 01 5,079 110.2238 145.50 738,994 2004										2004 0 0 11.00 89.00									
Exterior Wall 20 FACE BRICK 20										1 SNGL FAM - 100% - 2016 Heated Area: 4455										HX Base Yr 2016									
Roof Structur 03 GABLE/HIP 100																				VALUATION BY STANDARD									
Roof Cover 03 COMP SHNGL 100																				Tax Group: 7 Tax Dist:									
Interior Wall 05 DRYWALL 100																				BUILDING MARKET VALUE 657,705									
Interior Floo 12 HARDWOOD 90																				TOTAL MARKET OB/XF VALUE 22,870									
Interior Floo 14 CARPET 10																				TOTAL LAND VALUE - MARKET 160,000									
Air Condition 03 CENTRAL 100																				TOTAL MARKET VALUE 840,575									
Heating Type 04 AIR DUCTED 100																				SOH/AGL Deduction 297,328									
Bedrooms 4 100																				ASSESSED VALUE 543,247									
Bathrooms 3.5 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Frame 02 WOOD FRAME 100																				BASE TAXABLE VALUE 492,525									
Stories 2. 100										TOTAL JUST VALUE 840,575																			
Units 0 100										NCON VALUE 0																			
Occupancy 00 NONE 100										INCOME VALUE																			
Quality 04 Quality Level 04										PREVIOUS YEAR MKT VALUE 799,799																			
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4016.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																			
BAS		2,590		100		2004		2,590		335,392																			
DCK		76		10		2004		8		1,036																			
FGR		768		55		2004		422		54,647																			
FOP		45		30		2004		14		1,813																			
FOP		60		30		2004		18		2,331																			
FOP		100		30		2004		30		3,885																			
FSP		315		40		2004		126		16,316																			
FUS		1,251		100		2004		1,251		161,999																			
PTO		21		5		2004		1		130																			
SFB		768		80		2015		614		79,510																			
TOTALS		6,042						5,079		657,705																			
EXTRA FEATURES										97049 LITTLE PINEY ISLAND CT, FERNANDINA BEACH										BLD DATE XF DATE INC DATE									
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	0500	FP-PRE FAB				0	100	0	0	1.00	UT	3,500.00	100	2004	2004	3	87	3,045											
2	0812	CONCRETE C				0	100	0	0	5,485.00	SF	4.00	100	2004	2004	3	83	18,210											
3	0825	BRICK				0	100	0	0	136.00	SF	12.50	100	2004	2004	3	95	1,615											