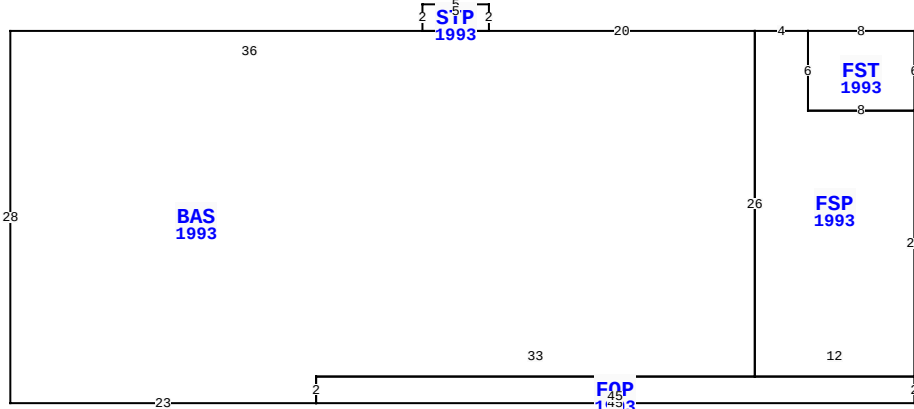


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1										
Exterior Wall	19	COMMON BRK 100	0100	01	1,662	122.5000	122.50	203,595	1975	1985	0	0	0	29.50	70.50	VALUATION SUMMARY										
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2025										Heated Area: 1502			HX Base Yr										
Roof Cover	03	COMP SHNGL 100											VALUATION BY										STANDARD			
Interior Wall	05	DRYWALL 80											Tax Group: 4													
Interior Wall	04	PLYWOOD 20											Tax Dist:													
Interior Floor	14	CARPET 70											BUILDING MARKET VALUE													
Interior Floor	05	ASPH TILE 30											TOTAL MARKET OB/XF VALUE													
Air Condition	03	CENTRAL 100											TOTAL LAND VALUE - MARKET													
Heating Type	04	AIR DUCTED 100											TOTAL MARKET VALUE													
Bedrooms	3	100											SOH/AGL Deduction													
Bathrooms	2	100											ASSESSED VALUE													
Frame	03	MASONRY 100											TOTAL EXEMPTION VALUE													
Stories	1.	1. 100	PERMIT NUM										DESCRIPTION										AMT			
Units	0	100	4053.00										REPAIR/RRF										10/01/1997			
BUD8 Adjustme	04	DIST 01 100	MKT AREA										N/A										6,855			
Occupancy	00	NONE 100	04																				01/01/1987			
Quality	03	Quality Level 03																								
DOR CODE	0100	SINGLE FAMILY																								
MAP NUM																										
NEIGHBORHOOD/LOC		4053.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,502	100	1993	1,502	129,716																					
FOP	90	30	1993	27	2,332																					
FSP	264	40	1993	106	9,154																					
FST	48	55	1993	26	2,245																					
STP	10	10	1993	1	87																					
TOTALS	1,914			1,662	143,534																					
EXTRA FEATURES						86231 PEEPLES RD, YULEE																				
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	0511	GARAGE CB-	0	0	26	26	676.00	SF	40.00	40.00	100	1987	1987	3	49.5	13,385										
2	0801	ASPHALT A	0	0	7	83	581.00	SF	3.00	3.00	100	1990	1990	3	50	872										
3	0810	CONCRETE A	0	0	18	23	414.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,332										