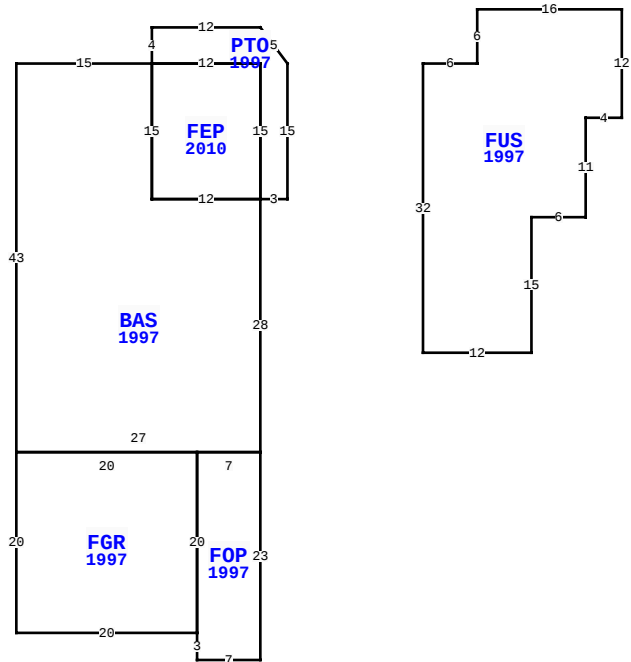


BARON DONNA K TRUSTEE OF/DONNA K BARON TRUST
2040 VILLAGE LN
FERNANDINA BEACH, FL 32034

00-00-30-031V-005B-0000



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	VALUATION SUMMARY										
Exterior Wall	10	ABOVE AVG 100				0320	01	2,004	126.2240		265,610	1997	2008		0		0	8.00	92.00	VALUATION BY STANDARD									
Roof Structure	08	IRREGULAR 100				1 TOWNHOUSE 100% - 2021														Heated Area: 1587 HX Base Yr 2021									
Roof Cover	03	COMP SHNGL 100																		Tax Group: 8 Tax Dist:									
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE 244,361									
Interior Floor	14	CARPET 80																		TOTAL MARKET OB/XF VALUE 2,695									
Interior Floor	08	SHT VINYL 20																		TOTAL LAND VALUE - MARKET 200,000									
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE 447,056									
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction 116,833									
Bedrooms		3 100																		ASSESSED VALUE 330,223									
Bathrooms		2 100																		TOTAL EXEMPTION VALUE HX HB WX 56,411									
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE 273,812									
Stories	1.5	1.5 100																		TOTAL JUST VALUE 447,056									
Units		0 100				NCON VALUE 0																							
Occupancy	00	NONE 100				INCOME VALUE																							
						PREVIOUS YEAR MKT VALUE 389,865																							