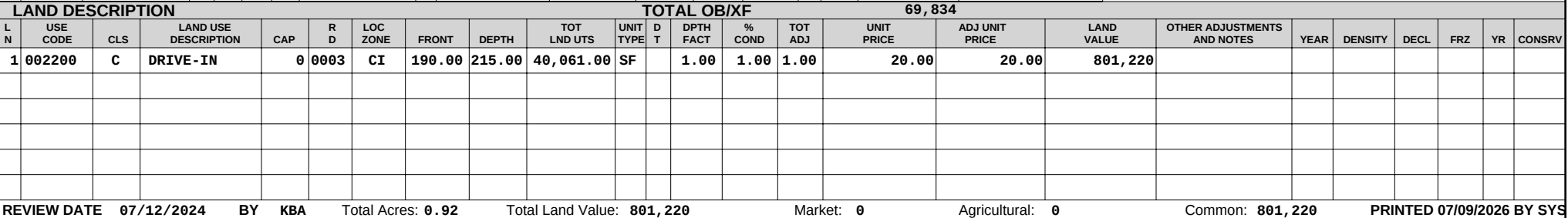


1940 FERNANDINA BEACH FL/ALESSIO HOLDINGS FL LLC
108 W RIVO ALTO DR
MIAMI BEACH, FL 33139

00-00-30-0800-0037-0060



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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										8												
																											VALUATION BY										STANDARD									
																											Tax Group: 8										Tax Dist:									
																											BUILDING MARKET VALUE										822,129									
																											TOTAL MARKET OB/XF VALUE										87,860									
																											TOTAL LAND VALUE - MARKET										801,220									
																											TOTAL MARKET VALUE										1,711,209									
																											SOH/AGL Deduction										89,008									
																											ASSESSED VALUE										1,622,201									
																											TOTAL EXEMPTION VALUE										0									
																											BASE TAXABLE VALUE										1,622,201									
																											TOTAL JUST VALUE										1,711,209									
																											NCON VALUE										0									
																											INCOME VALUE										36									
																											PREVIOUS YEAR MKT VALUE										1,474,728									