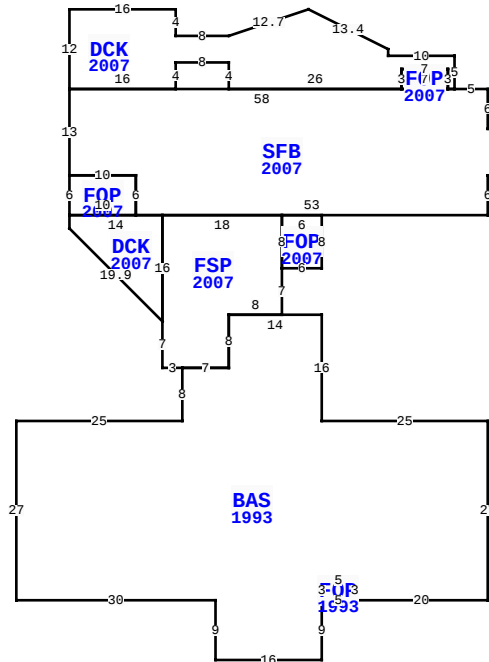


STEWART WILLIAM A & JACQUELINE
1741 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

00-00-31-1060-000B-0040

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	FNCI		NORM	% COND	VALUATION SUMMARY								
Exterior Wall	10	ABOVE AVG 50				0900	01	3,484	111.9640	155.63	542,215	1941	1995		0		0	19.75	80.25	VALUATION BY				STANDARD			
Exterior Wall	19	COMMON BRK 50				1 SNGL FAM 100% - 2000 Heated Area: 3241 HX Base Yr 2000												Tax Group: 2 Tax Dist:									
Roof Structure	03	GABLE/HIP 100																BUILDING MARKET VALUE				435,128					
Roof Cover	06	ASB SHINGL 60																TOTAL MARKET OB/XF VALUE				49,746					
Roof Cover	03	COMP SHINGL 40																TOTAL LAND VALUE - MARKET				547,400					
Interior Wall	05	DRYWALL 70																TOTAL MARKET VALUE				1,032,274					
Interior Wall	03	PLASTER 30																SOH/AGL Deduction				678,322					
Interior Floor	12	HARDWOOD 100																ASSESSED VALUE				353,952					
Air Condition	03	CENTRAL 100																TOTAL EXEMPTION VALUE				HX HB 51,411					
Heating Type	04	AIR DUCTED 100																BASE TAXABLE VALUE				302,541					
Bedrooms		3 100																TOTAL JUST VALUE				1,032,274					
Bathrooms		3 100																NCON VALUE				0					
Frame	02	WOOD FRAME 100																INCOME VALUE									
Stories	1.	1. 100																PREVIOUS YEAR MKT VALUE				883,197					
Units		0 100																									
BUD8 Adjustme	02	DIST FB 100																									
Occupancy	00	NONE 100																									
Quality	03	Quality Level 03																									
DOR CODE	0100	SINGLE FAMILY																									
MAP NUM		MKT AREA		01																							
NEIGHBORHOOD/LOC	1012.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,326	100	1993	2,326	290,501																						
DCK	126	10	2007	13	1,623																						
DCK	481	10	2007	48	5,995																						
FOP	15	30	1993	4	500																						
FOP	21	30	2007	6	750																						
FOP	48	30	2007	14	1,749																						
FOP	60	30	2007	18	2,248																						
FSP	350	40	2007	140	17,485																						
SFB	1,144	80	2007	915	114,277																						
TOTALS	4,571			3,484	435,128																						
EXTRA FEATURES						1741 ATLANTIC AVE, FERNANDINA BEACH										BLD DATE				LGL DATE		05/04/2026		MLU			
																XF DATE				LAND DATE							
																INC DATE				AG 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	3,500.00	100	1980	1980	3	42	1,470												
6	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2001	2001	04	85	42,500												
9	1076	TRELLIS A	0 100	12	10	120.00	SF	7.50	7.50	100	2007	2007	3	85	765												
10	1076	TRELLIS A	0 100	5	26	130.00	SF	7.50	7.50	100	2007	2007	3	85	829												
11	0525	GAZEBO	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	2007	2007	3	40	2,800												
12	0940	SHEDS/PORT	0 100	10	16	160.00	SF	36.00	36.00	100	2007	2007	3	24	1,382												
LAND DESCRIPTION						TOTAL OB/XF										49,746											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000100	C	RES	100		R-1	170.00	152.00	170.00	FF		1.00	1.00	0.81	4,000.00	3,220.00	547,400										