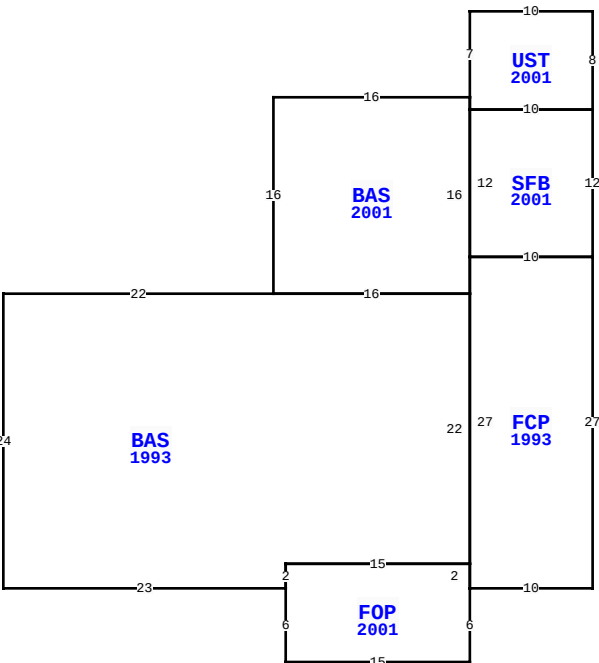


BEAN DANA L
40 NORTH 14TH PLACE
FERNANDINA BEACH, FL 32034

00-00-31-1240-0002-0130

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND										
Exterior Wall	05	AVERAGE 60								0100	01	1,374	111.9040	117.50	161,445	1956	1970		0	0	23.60	76.40										
Exterior Wall	27	PREFIN MTL 40								1 SINGLE FAM 100% - 2005										Heated Area: 1234 HX Base Yr 2005												
Roof Structur	03	GABLE/HIP 100																														
Roof Cover	12	MODULAR MT 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floo	14	CARPET 80																														
Interior Floo	11	CLAY TILE 20																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		3 100																														
Bathrooms		1 100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																														
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		1007.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	882	100	1993	882	79,177																											
BAS	256	100	2001	256	22,981																											
FCP	270	25	1993	68	6,104																											
FOP	120	30	2001	36	3,232																											
SFB	120	80	2001	96	8,618																											
UST	80	45	2001	36	3,232																											
TOTALS		1,728			1,374	123,344																										
EXTRA FEATURES										40 N 14TH PL, 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	LGL DATE LAND DATE AG DATE															
6	0940	SHEDS/PORT	0	100	10	10			100.00	SF	30.00				30.00	100	2001	2001	3	20	600		05/06/2026 MLU									
BUILDING NOTES																																
BUILDING DIMENSIONS																																
UST=[YR=2001] W10 S7 BAS=[YR=2001] W16 S16 BAS=[YR=1993] W22 S24 E23 FOP=[YR=2001] S6 E15 N6 FCP=[YR=1993] E10 N27 SFB=[YR=2001] N12 W10 S12 E10 \$ W10 S27 \$ N2 W15 S2 \$ N2 E15 N22 W16 \$ E16 N16 \$ S1 E10 N8 \$.																																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0006	R-1	96.00	135.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000															

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