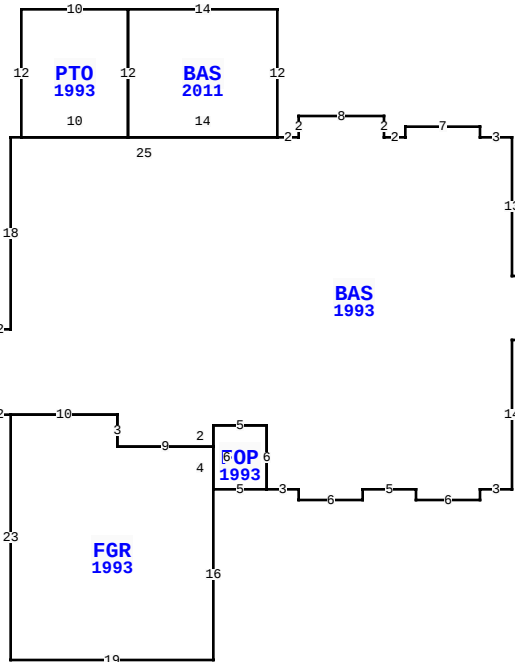


MOWRER MICHAEL J & DANA K
2576 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

00-00-31-164B-0084-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
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 80								0900	01	1,881	123.0684	171.07	321,783	1990	1990	0	0	16.30	83.70	VALUATION BY								STANDARD													
Exterior Wall	16	WD FR STUC 20								1 SNGL FAM 100% - 1994										Heated Area: 1640										HX Base Yr 1994										Tax Group: 2		Tax Dist:	
Roof Structur	03	GABLE/HIP 100																		BUILDING MARKET VALUE										269,332													
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										0													
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										180,000													
Interior Floo	14	CARPET 80																		TOTAL MARKET VALUE										449,332													
Interior Floo	11	CLAY TILE 20																		SOH/AGL Deduction										293,071													
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										156,261													
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 51,411													
Bedrooms		3 100																		BASE TAXABLE VALUE										104,850													
Bathrooms		2 100																		TOTAL JUST VALUE										449,332													
Frame	02	WOOD FRAME 100																		NCON VALUE										0													
Stories	1.	1. 100								INCOME VALUE																																	
Units		0 100								PREVIOUS YEAR MKT VALUE										439,853																							
Occupancy	00	NONE 100																																									
																																</											