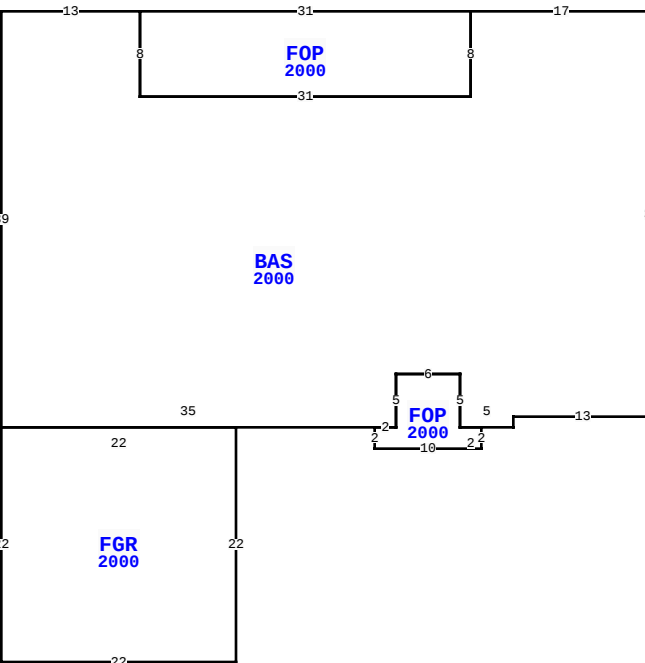


LYNCH TERENCE F
2745 SEA GROVE LN
FERNANDINA BEACH, FL 32034

00-00-31-1676-0009-0000

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	16	WD FR STUC 80								0500	01	2,443	133.1330	221.00	539,903				2000	2000		0	0	12.50	87.50	VALUATION BY																																					
Exterior Wall	23	REINF CONC 20								1 SFR CUST 100% - 2019										Heated Area: 2088										HX Base Yr 2019										Tax Group: 2								Tax Dist:								STANDARD							
Roof Structur	08	IRREGULAR 100																		BUILDING MARKET VALUE										472,415																																	
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										51,590																																	
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										330,000																																	
Interior Floo	15	HARDTILE 70																		TOTAL MARKET VALUE										854,005																																	
Interior Floo	14	CARPET 30																		SOH/AGL Deduction										345,401																																	
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										508,604																																	
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB WR 56,411																																	
Bedrooms		3 100																		BASE TAXABLE VALUE										452,193																																	
Bathrooms		3 100																		TOTAL JUST VALUE										854,005																																	
Frame	02	WOOD FRAME 100																		NCON VALUE										0																																	
Stories	1.	1. 100								INCOME VALUE																																																					
Units		0 100								PREVIOUS YEAR MKT VALUE										812,777																																											
Occupancy	00	NONE 100																																																													
Quality		05	Quality Level 05																																																												
DOR CODE		0100	SINGLE FAMILY																																																												
MAP NUM			MKT AREA								01																																																				
NEIGHBORHOOD/LOC		1080.00																																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																										
BAS	2,088	100	2000	2,088	403,767																																																										
FGR	484	55	2000	266	51,438																																																										
FOP	50	30	2000	15	2,901																																																										
FOP	248	30	2000	74	14,310																																																										
TOTALS		2,870			2,443	472,415																																																									
EXTRA FEATURES										2745 SEA GROVE LN, FERNANDINA BEACH										BLD DATE										LGL DATE																																	
																				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	2.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	5,670																																															
3	1242	WD DECK A	0	100	3	3	9.00	SF	10.50	10.50	100	2000	2000	3	20	19																																															
4	1242	WD DECK A	0	100	5	3	15.00	SF	10.00	10.00	100	2000	2000	3	20	30																																															
5	1242	WD DECK A	0	100	5	32	160.00	SF	10.00	10.00	100	2000	2000	3	20	320																																															
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2000	2000	04	85	42,500																																															
8	0910	SCRN RM L	0	100	30	32	960.00	SF	15.00	15.00	100	2000	2000	3	20	2,880																																															
11	0819	CONC 12"	0	100	3	8	24.00	SF	9.50	9.50	100	2000	2000	3	75	171																																															
LAND DESCRIPTION										TOTAL OB/XF										51,590																																											
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	000134	C	RES POND	100			R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	300,000.00	330,000.00	330,000																																													
																</																																															