

MORGAN FERRELL TRUST/MORGAN FERRELL TRUSTEE
323 CLEARVIEW DRIVE
TOCOA, GA 30577

00-SB-30-1521-0011-0000

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										
Exterior Wall		16	WD FR STUC 100							0500	01	2,389	112.1610	186.19	444,808	1993	1993	0	0	0	16.00	84.00	VALUATION BY STANDARD										
Roof Structur		03	GABLE/HIP 100							1 SFR CUST 0% - 0														Heated Area: 2010 HX Base Yr									
Roof Cover		05	COMP SHNGL 100																					BUILDING MARKET VALUE 373,639									
Interior Wall		03	DRYWALL 100																					TOTAL MARKET OB/XF VALUE 1,814									
Interior Floo		14	CARPET 60																					TOTAL LAND VALUE - MARKET 510,000									
Interior Floo		08	SHT VINYL 40																					TOTAL MARKET VALUE 885,453									
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction 225,207									
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE 660,246									
Bedrooms			3 100																					TOTAL EXEMPTION VALUE 0									
Bathrooms			2.5 100																					BASE TAXABLE VALUE 660,246									
Frame		02	WOOD FRAME 100																					TOTAL JUST VALUE 885,453									
Stories		2.	2. 100																					NCON VALUE 0									
Units			0 100																					INCOME VALUE									
																								PREVIOUS YEAR MKT VALUE 955,447									
Quality		04	Quality Level 04																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA				03																										
NEIGHBORHOOD/LOC		3045.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,491	100	1993	1,491	233,192																												
FGR	511	55	1993	281	43,948																												
FOP	36	30	1993	11	1,720																												
FOP	228	30	1993	68	10,635																												
FUS	519	100	1993	519	81,172																												
UOP	96	20	1993	19	2,972																												
TOTALS		2,881			2,389	373,639																											
EXTRA FEATURES						4940 SUMMER BEACH BLVD, FERNANDINA BEACH																											
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																	
2	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	70	1,400																		
4	1242	WD DECK A	0	0	0	207.00	SF	10.00	10.00	100	1994	1994	3	20	414																		
LAND DESCRIPTION																	TOTAL OB/XF 1,814																
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	510,000.00	510,000.00	510,000																
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