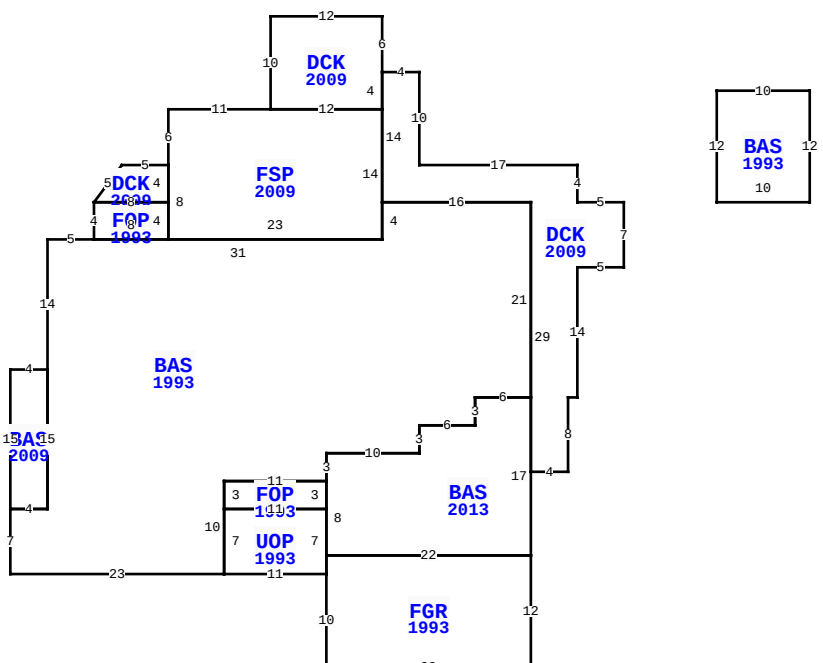


HAIR DAVID HAYNE & ELIZABETH SULLIVAN
81 MARSH CREEK ROAD
FERNANDINA BEACH, FL 32034

01-6N-29-1320-0142-0000

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	FNCST	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		12	CEDAR 100							0500	01	2,344	131.5160		218.32	511,742	1980	1995	0	0	15.00	85.00	VALUATION BY					STANDARD											
Roof Structure		03	GABLE/HIP 100							1 SFR CUST 100% - 2021										Heated Area: 1990					HX Base Yr 2021					Tax Group: 5					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					434,981														
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					2,829														
Interior Floor		11	CLAY TILE 50																	TOTAL LAND VALUE - MARKET					700,000														
Interior Floor		12	HARDWOOD 50																	TOTAL MARKET VALUE					1,137,810														
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					446,902														
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					690,908														
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB 51,411														
Bathrooms			2.5 100																	BASE TAXABLE VALUE					639,497														
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					1,137,810														
Stories		2.	2. 100																	NCON VALUE					0														
Units		0	0 100							INCOME VALUE																													
BUD8 Adjustme		05	DIST 1A 100							PREVIOUS YEAR MKT VALUE					1,125,393																								
Occupancy		00	NONE 100																																				
Quality		05	Quality Level 05																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA							10																													
NEIGHBORHOOD/LOC		10001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	120	100	1993	120	22,268																																		
BAS	1,514	100	1993	1,514	280,956																																		
BAS	60	100	2009	60	11,134																																		
BAS	296	100	2013	296	54,930																																		
DCK	26	10	2009	3	557																																		
DCK	120	10	2009	12	2,227																																		
DCK	296	10	2009	30	5,568																																		
FGR	264	55	1993	145	26,908																																		
FOP	32	30	1993	10	1,856																																		
FOP	33	30	1993	10	1,856																																		
TOTALS	3,160			2,344	434,981																																		
EXTRA FEATURES										81 MARSH CREEK RD, 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																							
4	1242	WD DECK A	0 100	0	0	152.00	SF	10.00	10.00	100	2008	2008	3	27	410																								
5	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	2009	2009	3	31	198																								
6	1242	WD DECK A	0 100	6	6	36.00	SF	10.00	10.00	100	2009	2009	3	31	112																								
7	1242	WD DECK A	0 100	5	5	25.00	SF	10.00	10.00	100	2009	2009	3	31	78																								
8	1242	WD DECK A	0 100	8	5	40.00	SF	10.00	10.00	100	2009	2009	3	31	124																								
9	1242	WD DECK A	0 100	4	5	20.00	SF	10.00	10.00	100	2009	2009	3	31	62																								
10	1242	WD DECK A	0 100	2	4	8.00	SF	10.00	10.00	100	2009	2009	3	31	25																								
11	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	91	1,820																								
LAND DESCRIPTION										TOTAL OB/XF										2,829																			
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	000140	C	RES GOLF	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000																						
	</																																						