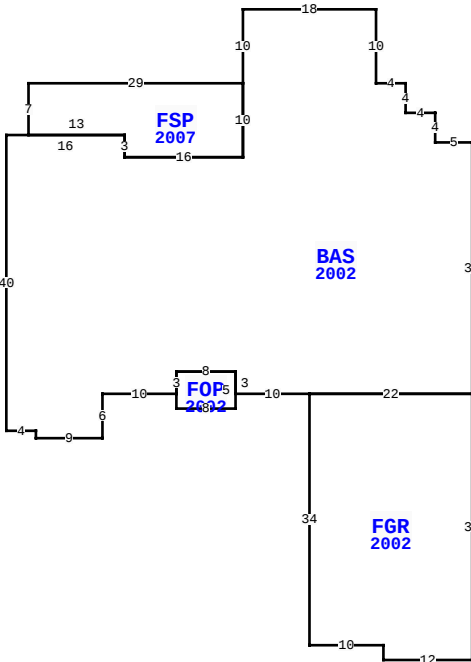


DAVIDSON JOYCE R TRUST/DAVIDSON JOYCE R TRUSTEE
4536 SAN AMARO DR
CORAL GABLES, FL 33146

12-2N-27-1460-0178-0000

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 100								0900	01	3,085	110.4000	153.46	473,424	2002	2002	0	0	0	11.50	88.50	VALUATION BY								STANDARD																				
Roof Structur	08	IRREGULAR 100								1 SNGL FAM 0% - 0														Heated Area: 2548														HX Base Yr													
Roof Cover	03	COMP SHNGL 100																																																	
Interior Wall	05	DRYWALL 100																																																	
Interior Floo	11	CLAY TILE 50																																																	
Interior Floo	12	HARDWOOD 50																																																	
Air Condition	03	CENTRAL 100																																																	
Heating Type	04	AIR DUCTED 100																																																	
Bedrooms		4 100																																																	
Bathrooms		3 100																																																	
Frame	02	WOOD FRAME 100																																																	
Stories	1.	1. 100																																																	
Units	0	0 100																																																	
Occupancy	00	NONE 100																																																	
Quality		03 Quality Level 03																																																	
DOR CODE		0100 SINGLE FAMILY																																																	
MAP NUM		MKT AREA 04																																																	
NEIGHBORHOOD/LOC		4043.00																																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
BAS	2,548	100	2002	2,548	346,049																																														
FGR	772	55	2002	425	57,721																																														
FOP	40	30	2002	12	1,630																																														
FSP	251	40	2007	100	13,581																																														
TOTALS	3,611			3,085	418,980																																														
EXTRA FEATURES										86625 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH										BLD DATE 03/29/2023 NW LGL DATE 05/05/2026 MLU																															
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	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940																																				
																		BUILDING NOTES																																	
																		BUILDING DIMENSIONS																																	
																		BAS=[YR=2002] W5 N4 W4 N4 W4 N10 W18 S10 FSP=[YR=2007] W29 S7 E13 S3 E16 N10 \$ S10 W16 N3 W16 S40 E4 S1 E9 N6 E10 FOP=[YR=2002] S2 E8 N5 W8 S3 \$ N3 E8 S3 E10 FGR=[YR=2002] S34 E10 S2 E12 N36 W22 \$ E22 N34 \$.																																	
LAND DESCRIPTION										TOTAL OB/XF 2,940																																									
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	75,000.00	75,000.00	75,000																																		