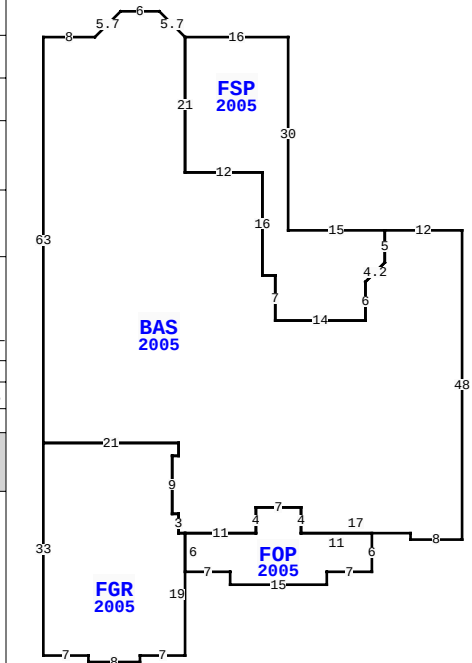


BIRCH RICHARD S III & JANET L
85243 NAPEAGUE DRIVE
FERNANDINA BEACH, FL 32034-7113

12-2N-27-1460-0376-0000

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		11		4,031		146.5385		203.69		821,074		2005		2005		0		0		10.00		90.00											
Roof Structur		08		IRREGULAR 100		1 SNGL FAM 100% - 2009										Heated Area: 3329										HX Base Yr 2009													
Roof Cover		03		COMP SHNGL 100																																			
Interior Wall		05		DRYWALL 100																																			
Interior Floo		11		CLAY TILE 70																																			
Interior Floo		13		CARPET 30																																			
Air Condition		04		CENTRAL 100																																			
Heating Type		04		AIR DUCTED 100																																			
Bedrooms				3 100																																			
Bathrooms				3 100																																			
Frame		02		WOOD FRAME 100																																			
Stories		1.		1. 100																																			
Units		00		0 100																																			
Occupancy		00		NONE 100																																			
Quality		06		Quality Level 06																																			
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		3,329		100		2005		3,329		610,276																													
FGR		711		55		2005		391		71,679																													
FOP		232		30		2005		70		12,832																													
FSP		602		40		2005		241		44,180																													
TOTALS		4,874						4,031		738,967																													
EXTRA FEATURES										85243 NAPEAGUE DR, 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		1126		CB/STC 8"		0 100		0 0		200.00		SF		8.00		8.00		100		2005		2005		3		83		1,328											
2		0860		POOL/SPA		0 100		0 0		1.00		UT		50,000.00		50,000.00		100		2005		2005		04		85		42,500											
5		0600		SUMMER KIT		0 100		0 0		1.00		UT		5,000.00		5,000.00		100		2005		2005		3		21		1,050											
8		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		2005		2005		3		87		3,045											
9		0911		SCRN RM A		0 100		30 27		810.00		SF		18.00		18.00		100		2005		2005		3		21		3,062											