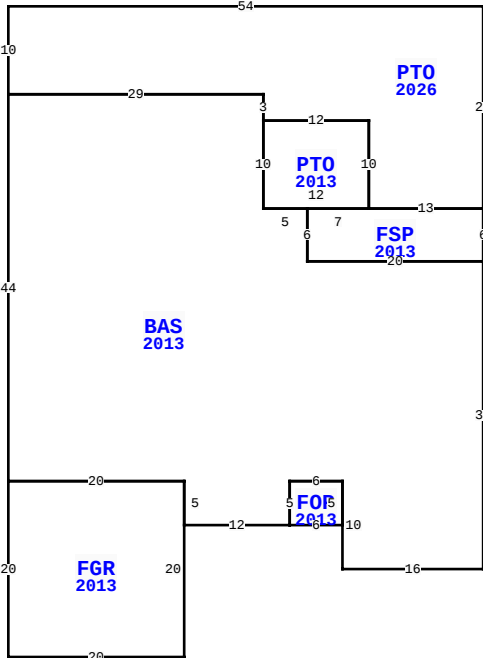


WHITE JASON LEE & JENNIFER
95041 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

30-2N-28-0150-0048-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Exterior Wall	31	HARDIE BRD 70				0100	01	2,471	113.0976	118.75	293,431	2013	2013	0	0	0	5.65	94.35	VALUATION BY		STANDARD						
Exterior Wall	16	WD FR STUC 30				1 SINGLE FAM 100% - 2018										Heated Area: 2151				HX Base Yr 2018							
RooF Structur	03	GABLE/HIP 100																		BUILDING MARKET VALUE		276,852					
RooF Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE		5,623					
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET		85,000					
Interior Floo	14	CARPET 60																		TOTAL MARKET VALUE		367,475					
Interior Floo	11	CLAY TILE 40																		SOH/AGL Deduction		132,905					
Air Condition	03	CENTRAL 100																		ASSESSED VALUE		234,570					
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE		HX HB		51,411			
Bedrooms	4	100																		BASE TAXABLE VALUE		183,159					
Bathrooms	2	100																		TOTAL JUST VALUE		367,475					
Frame	02	WOOD FRAME 100																		NCON VALUE		0					
Stories	1.	100				INCOME VALUE																					
Units	0	100				PREVIOUS YEAR MKT VALUE		360,810																			
Occupancy	00	NONE 100																									
Quality		04	Quality Level 04																								
DOR CODE		0100	SINGLE FAMILY																								
MAP NUM			MKT AREA				04																				
NEIGHBORHOOD/LOC		4067.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,151	100	2013	2,151	240,999																						
FGR	400	55	2013	220	24,649																						
FOP	30	30	2013	9	1,009																						
FSP	120	40	2013	48	5,378																						
PTO	120	5	2013	6	673																						
PTO	745	5	2026	37	4,146																						
TOTALS		3,566			2,471	276,852																					
EXTRA FEATURES						95041 WINDFLOWER TRL, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	94	3,290												
3	0911	SCRN RM A	0 100	0	0	144.00	SF	18.00	18.00	100	2022	2022	3	90	2,333												