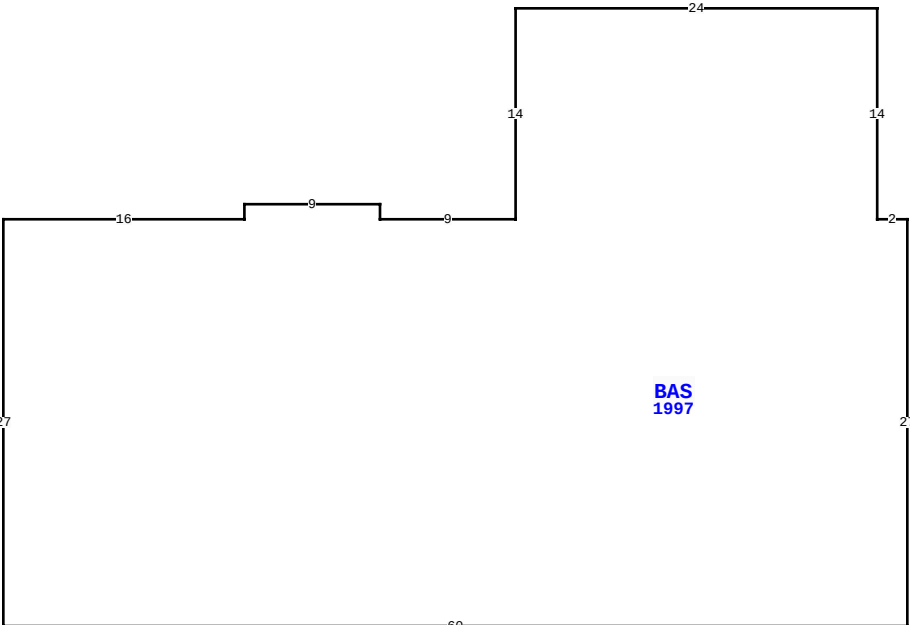


NUNEZ GERARDO
95164 CATALINA DR
FERNANDINA BEACH, FL 32034

35-2N-28-0000-0001-0410

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
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		30	VINYL 100		0800	02	1,965	140.6400	126.58	248,730	1997	1997	0	0	0	70.00	30.00	VALUATION BY		STANDARD														
Roof Structure		03	GABLE/HIP 100		1 M/H 94+ 0% - 0													Heated Area: 1965		HX Base Yr														
Roof Cover		03	COMP SHNGL 100																BUILDING MARKET VALUE		74,619													
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE		15,693													
Interior Floor		14	CARPET 80																TOTAL LAND VALUE - MARKET		186,000													
Interior Floor		08	SHT VINYL 20																TOTAL MARKET VALUE		276,312													
Air Condition		03	CENTRAL 100																SOH/AGL Deduction		80,126													
Heating Type		04	AIR DUCTED 100																ASSESSED VALUE		196,186													
Bedrooms			3 100																TOTAL EXEMPTION VALUE		0													
Bathrooms			2 100																BASE TAXABLE VALUE		196,186													
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE		276,312																											
Stories		1.	1. 100		NCON VALUE		0																											
Units			0 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE		284,599																											
Quality		05	Quality Level 05																															
DOR CODE		0200	MOBILE HOME																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4005.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,965	100	1997	1,965	74,619																													
TOTALS						1,965				1,965	74,619																							
EXTRA FEATURES						95164 CATALINA DR, 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																		
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695																			
3	0940	SHEDS/PORT	0	0	10	20	SF	30.00	30.00	100	1997	1997	3	20	1,200																			
4	0510	GARAGE WD-	0	0	36	36	SF	35.00	35.00	100	1998	1998	3	24	10,886																			
5	1242	WD DECK A	0	0	0	0	SF	10.00	10.00	100	2001	2001	3	20	240																			
6	1242	WD DECK A	0	0	0	0	SF	10.00	10.00	100	2001	2001	3	20	672																			
LAND DESCRIPTION						TOTAL OB/XF														15,693														
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		OR	0.00	0.00	1.86	AC		1.00	1.00	1.00	100,000.00	100,000.00	186,000																	