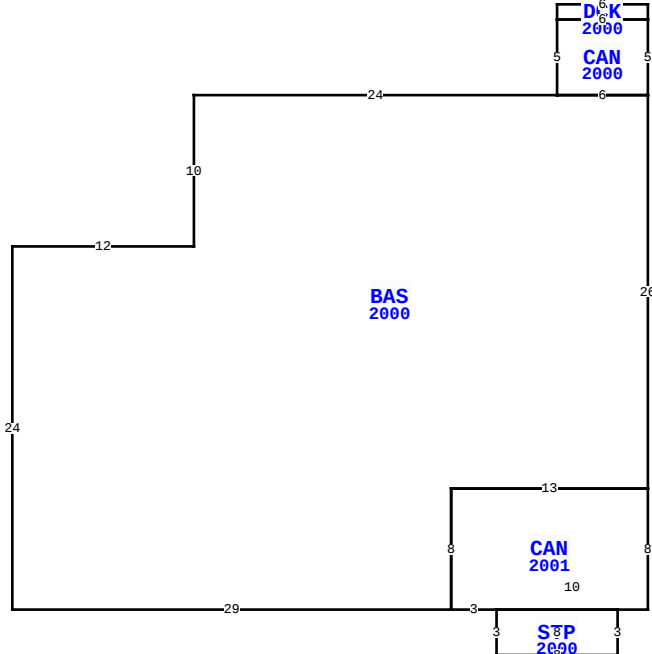


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	05	AVERAGE 100		1701	04	1,247	91.4004	136.42	170,116	2000	2010	0	0	0	11.00	89.00	VALUATION BY				DIRECT_CAP								
Roof Structure	04	WOOD TRUSS 100		1 OFFICE 0% - 0										Heated Area: 1204				HX Base Yr				Tax Group: 4				Tax Dist:			
Roof Cover	12	MODULAR MT 100												BUILDING MARKET VALUE				361,331											
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE				0											
Interior Floor	09	PINE WOOD 80												TOTAL LAND VALUE - MARKET				0											
Interior Floor	14	CARPET 20												TOTAL MARKET VALUE				361,331											
Ceiling	01	FIN.SUSPD 100												SOH/AGL Deduction				0											
Air Condition	03	CENTRAL 100												ASSESSED VALUE				361,331											
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE				0											
Fixtures	6	100												BASE TAXABLE VALUE				361,331											
Frame	02	WOOD FRAME 100												TOTAL JUST VALUE				361,331											
Story Height		9 100										NCON VALUE				0													
RMS		4 100														INCOME VALUE				361331									
Stories	1.	1. 100														PREVIOUS YEAR MKT VALUE				331,487									
Units		0 100																											
Occupancy	00	NONE 100																											
Quality		03		Quality Level 03																									
DOR CODE		1700		OFFICE BUILDINGS																									
MAP NUM				MKT AREA		04																							
NEIGHBORHOOD/LOC		4002.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,204	100	2000	1,204	146,183																								
CAN	30	30	2000	9	1,093																								
CAN	104	30	2001	31	3,764																								
DCK	6	10	2000	1	121																								
STP	24	10	2000	2	243																								
TOTALS		1,368				1,247		151,403																					
EXTRA FEATURES						86058 ST PETER BLVD, YULEE																							
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	0812	CONCRETE C	0	0	0	0	4,835.00	SF	4.00	4.00	100	2000	2000	3	75	14,505													
2	1242	WD DECK A	0	0	37	4	148.00	SF	10.00	10.00	100	2000	2000	3	20	296													
3	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2001	2001	3	83	21													
4	0479	VF PICKET	0	0	0	0	38.00	LF	5.00	5.00	100	2001	2001	3	48	91													
5	0472	VF 2 RAIL	0	0	0	0	42.00	LF	15.00	15.00	100	2001	2001	3	48	302													
6	1128	BRICK 12"	0	0	0	0	36.00	SF	14.00	14.00	100	2001	2001	3	93	469													
7	1128	BRICK 12"	0	0	0	0	48.00	SF	14.00	14.00	100	2001	2001	3	93	625													
8	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2000	2000	3	45	203													
TOTAL OB/XF																	16,512												
LAND DESCRIPTION																													
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	001700	C	1STORY OFF	0	0003	CPO	65.00	339.00	22,651.00	SF		1.00	1.00	1.00	12.00	12.00	271,812												