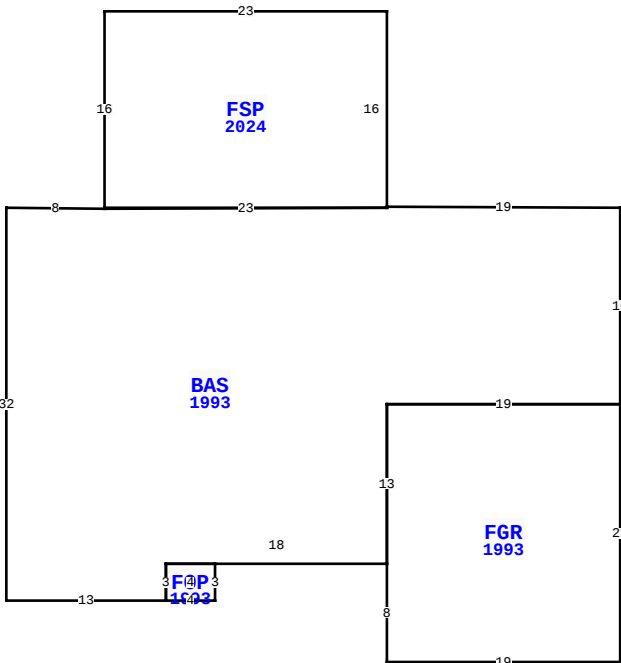


SMITH JESSICA LYNN/SEDELY PAUL RICHARD JR
96389 OTTER RUN DRIVE
FERNANDINA BEACH, FL 32034

40-2N-28-1590-0014-0000

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	31	HARDIE BRD 100								0900	01	1,612	109.6908	152.47	245,782	1992	1992	0	0	0	15.50	84.50	VALUATION BY					STANDARD								
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM 100% - 2020										Heated Area: 1242					Tax Group: 4					Tax Dist:						
Roof Cover	03	COMP SHNGL 100																				BUILDING MARKET VALUE					207,686									
Interior Wall	05	DRYWALL 100																				TOTAL MARKET OB/XF VALUE					0									
Interior Floo	13	LVT/LAMNT 60																				TOTAL LAND VALUE - MARKET					85,000									
Interior Floo	14	CARPET 40																				TOTAL MARKET VALUE					292,686									
Air Condition	03	CENTRAL 100																				SOH/AGL Deduction					79,276									
Heating Type	04	AIR DUCTED 100																				ASSESSED VALUE					213,410									
Bedrooms		3 100																				TOTAL EXEMPTION VALUE					HX HB			51,411						
Bathrooms		2 100																				BASE TAXABLE VALUE					161,999									
Frame	02	WOOD FRAME 100																				TOTAL JUST VALUE					292,686									
Stories	1.	1. 100								NCON VALUE					0																					
Units	0	0 100								INCOME VALUE																										
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE					295,942																					
</																																				