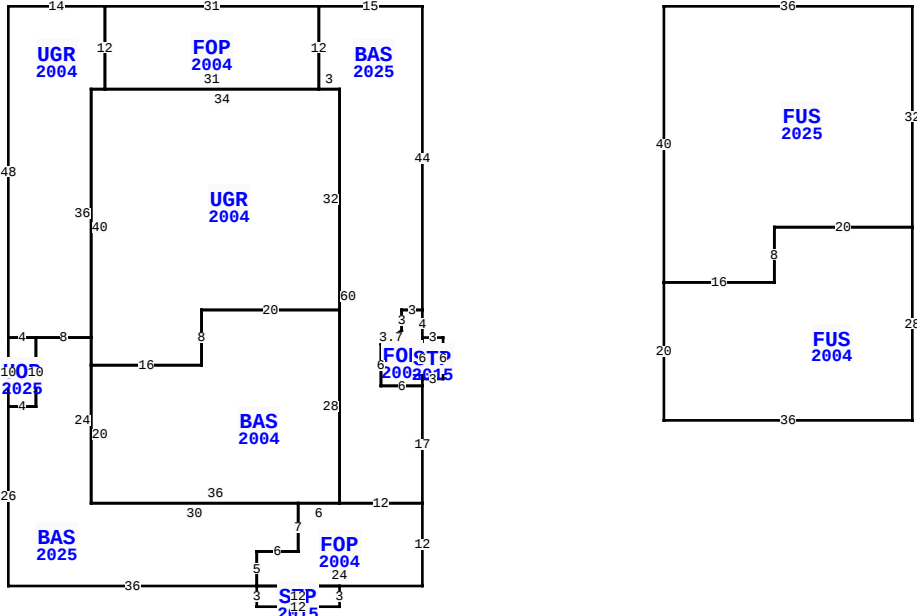




BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																		
Exterior Wall	11	BD/BTN AVG 100	0900	01	5,670	109.0268	151.55	859,288	2004	2004	0	0	0	10.50	89.50	VALUATION BY																		
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2005										Heated Area: 4608										Tax Group: 4											
Roof Cover	12	MODULAR MT 100											HX Base Yr 2005										Tax Dist:											
Interior Wall	05	DRYWALL 50																					BUILDING MARKET VALUE											
Interior Wall	08	DECORATIVE 50																					TOTAL MARKET OB/XF VALUE											
Interior Floo	12	HARDWOOD 90																					TOTAL LAND VALUE - MARKET											
Interior Floo	11	CLAY TILE 10																					TOTAL MARKET VALUE											
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction											
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE											
Bedrooms	2	2 100																					TOTAL EXEMPTION VALUE											
Bathrooms	2.5	2.5 100																					BASE TAXABLE VALUE											
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE											
Stories	2.	2. 100																					NCON VALUE											
Units	0	0 100																					INCOME VALUE											
Occupancy	00	NONE 100																					PREVIOUS YEAR MKT VALUE											
Quality			04	Quality Level 04																														
DOR CODE			5601	TIMBER 2-3 SI 70-79																														
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	880	100	2004	880	119,361																													
BAS	722	100	2025	722	97,930																													
BAS	846	100	2025	846	114,749																													
FOP	54	30	2004	16	2,170																													
FOP	246	30	2004	74	10,037																													
FOP	372	30	2004	112	15,192																													
FUS	880	100	2004	880	119,361																													
FUS	1,280	100	2025	1,280	173,616																													
STP	18	10	2015	2	271																													
STP	36	10	2015	4	542																													
TOTALS	7,254			5,670	769,063																													
EXTRA FEATURES						95185 FLATWOODS TRL, FERNANDINA BEACH																												