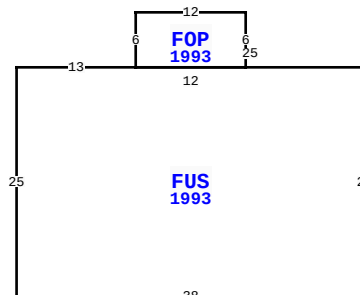
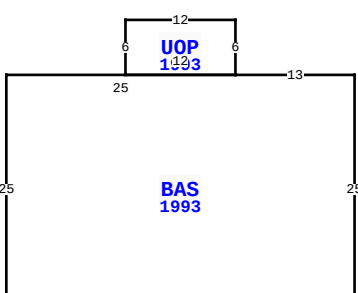
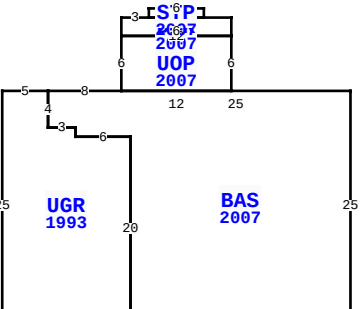


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	05	AVERAGE 100		0100	01	2,734	125.6352	131.92	360,669	1988	1998	0	0	0	13.25	86.75	VALUATION BY												
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM 0% - 2023													STANDARD												
Roof Cover	03	COMP SHNGL 100		Heated Area: 2542													Tax Group: 8												
Interior Wall	04	PLYWOOD 50		HX Base Yr													Tax Dist:												
Interior Wall	05	DRYWALL 50																BUILDING MARKET VALUE											
Interior Floor	11	CLAY TILE 60																	TOTAL MARKET OB/XF VALUE										
Interior Floor	14	CARPET 40																	TOTAL LAND VALUE - MARKET										
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE											
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction											
Bedrooms	3	100																ASSESSED VALUE											
Bathrooms	3	100																TOTAL EXEMPTION VALUE											
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE											
Stories	3.	3. 100																TOTAL JUST VALUE											
Units	0	100																NCON VALUE											
BUD8 Adjustme	05	DIST 1A 100																INCOME VALUE											
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE											
Quality	06	Quality Level 06																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC	2001.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	950	100	1993	950	108,719																								
BAS	642	100	2007	642	73,471																								
DCK	24	10	2007	2	229																								
FOP	72	30	1993	22	2,517																								
FUS	950	100	1993	950	108,719																								
STP	6	10	2007	1	115																								
UGR	308	45	1993	139	15,907																								
UOP	72	20	1993	14	1,602																								
UOP	72	20	2007	14	1,602																								
TOTALS	3,096			2,734	312,880																								
EXTRA FEATURES						299 CREEKSIDE 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	0300	BOAT DCK W	0	0	8	15	120.00	SF	40.00	40.00	100	1995	1995	3	20	960													
2	0300	BOAT DCK W	0	0	12	15	180.00	SF	40.00	40.00	100	1990	1990	3	20	1,440													
5	0350	CARPORT WD	0	0	15	15	225.00	SF	13.00	13.00	100	1997	1997	3	20	585													
6	1076	TRELLIS A	0	0	15	9	135.00	SF	7.50	7.50	100	1997	1997	3	85	861													
7	0680	POLE SHED	0	0	0	0	158.00	SF	10.00	10.00	100	2005	2005	3	32	506													
8	0940	SHEDS/PORT	0	0	0	0	162.00	SF	30.00	30.00	100	2005	2005	3	21	1,021													
9	0510	GARAGE WD-	0	0	30	19	570.00	SF	35.00	35.00	100	1995	1995	3	20	3,990													
10	0350	CARPORT WD	0	0	30	12	360.00	SF	13.00	13.00	100	1995	1995	3	20	936													

[illegible]