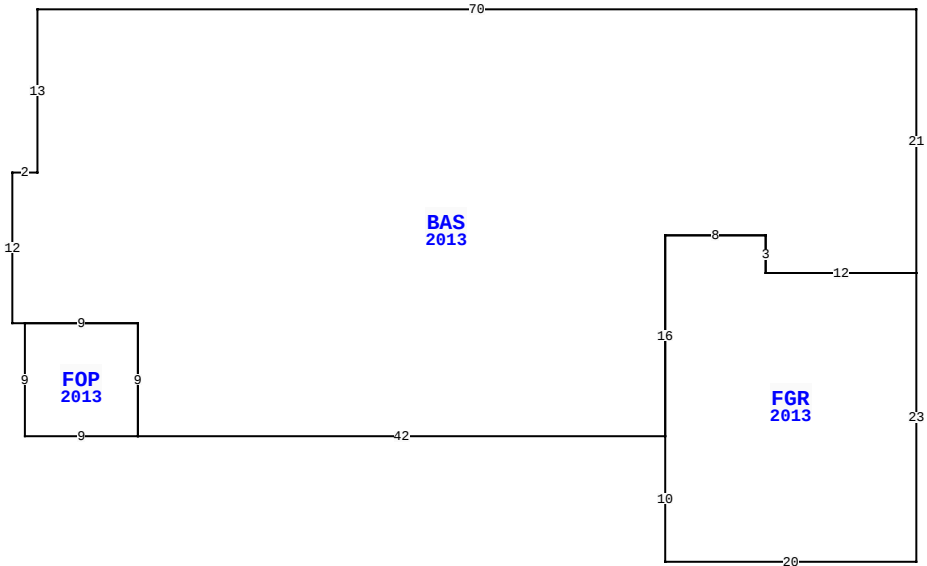


1321 HICKORY NUT LLC
PO BOX 307
MOUNT JACKSON, VA 22842

2023

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		10	ABOVE AVG 100		0500	01	2,338	101.7240	144.96	338,916	2013	2013	0	0	0	4.00	96.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 0% - 0													Heated Area: 2048		HX Base Yr									
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floo		09	PINE WOOD 90																										
Interior Floo		11	CLAY TILE 10																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			2 100																										
Frame		02	WOOD FRAME 100																										
Stories		1.	1. 100																										
Units			0 100																										
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				03																						
NEIGHBORHOOD/LOC		3035.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,048	100	2,048	285,003																									
FGR	484	55	266	37,017																									
FOP	81	30	24	3,340																									
TOTALS		2,613		2,338	325,359																								
EXTRA FEATURES					1321 HICKORY NUT CT, 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	0812	CONCRETE C	0	0	0	0	968.00	SF	4.00	4.00	100	2013	2013	3	95	3,678													
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	96	1,920													
3	0476	VF 6 SBPL	0	0	0	0	42.00	LF	32.00	32.00	100	2013	2013	3	87	1,169													
4	0825	BRICK	0	0	0	0	120.00	SF	12.50	12.50	100	2013	2013	3	98	1,470													
5	0861	POOL GUNIT	0	0	0	0	261.00	SF	85.00	85.00	100	2014	2014	3	78	17,304													
6	0911	SCRN RM A	0	0	0	0	588.00	SF	17.50	17.50	100	2014	2014	3	70	7,203													
7	0845	KOOL DECK	0	0	0	0	327.00	SF	7.25	7.25	100	2014	2014	3	95	2,252													
8	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	70	1,400													
LAND DESCRIPTION					TOTAL OB/XF 36,396																								
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	SFR			0	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000											