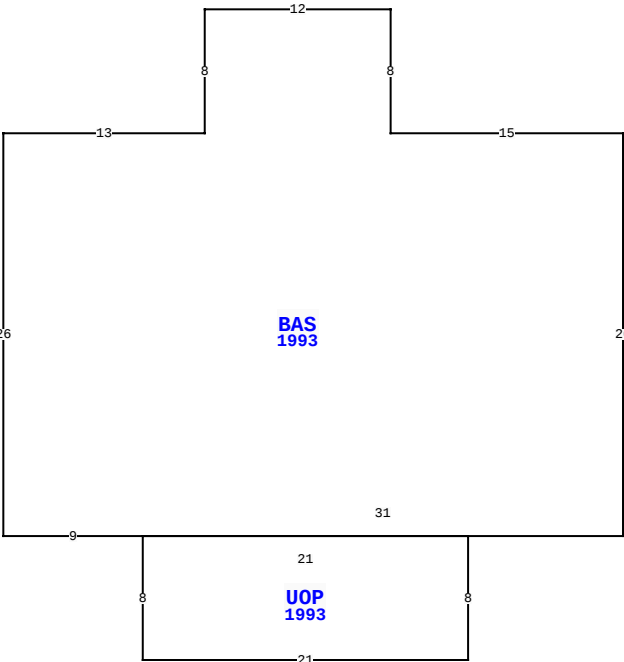


HOGAN JAMES DON
1111 OCEAN BLVD
ST SIMONS ISLAND, GA 31522

00-00-31-134A-0074-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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		0500	01	1,170	123.5430	176.05	205,978		1940	1980	0	0	0	17.75	82.25	VALUATION BY										STANDARD										
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 0% - 0															Heated Area: 1136										HX Base Yr									
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		05	DRYWALL 60																																				
Interior Wall		04	PLYWOOD 40																																				
Interior Floo		08	SHT VINYL 50																																				
Interior Floo		14	CARPET 50																																				
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																																				
BUD8 Adjustme		02	DIST FB 100																																				
Occupancy		00	NONE 100																																				
Quality		04	Quality Level 04																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA												01																								
NEIGHBORHOOD/LOC		1050.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,136	100	1,136	164,494																																			
UOP	168	20	34	4,923																																			
TOTALS		1,304	1,170	169,417	833 OCEAN AVE, FERNANDINA BEACH																																		
EXTRA FEATURES					BLD DATE															LGL DATE																			
					XF DATE															LAND DATE																			
					INC DATE															AG DATE																			
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	1241	WD DECK G	0	0	8	4	32.00	UT	11.50	11.50	100	2003	2003	3	36	132																							
2	1241	WD DECK G	0	0	8	13	104.00	UT	14.38	14.38	100	2003	2003	3	36	538																							
3	0820	WOOD WALK	0	0	29	3	87.00	SF	11.75	11.75	100	2003	2003	3	40	409																							
4	1242	WD DECK A	0	0	4	4	16.00	SF	11.50	11.50	100	2003	2003	3	22	40																							
5	0940	SHEDS/PORT	0	0	4	4	16.00	SF	30.00	30.00	100	2003	2003	3	22	106																							
LAND DESCRIPTION					TOTAL OB/XF															1,225																			
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	000120	C	SFR OCN FT	0	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	14,000.00	14,000.00	700,000																						