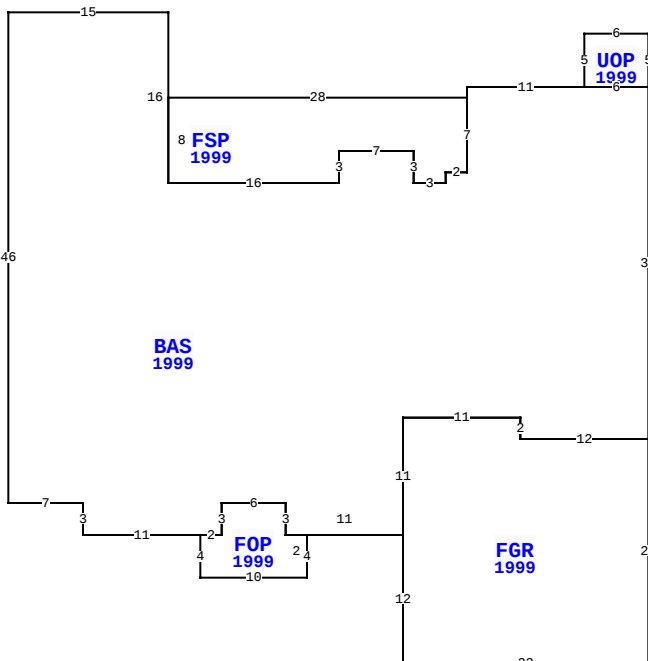


HILDEBRANDT DOUGLAS T & DAVIDA
1506 CANOPY DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-163N-0071-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																					
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																			
Exterior Wall	20	FACE BRICK 100								0500	01	2,509	115.7376	164.93	413,809	1999	1999		0	0	0	17.25	82.75																																		
Roof Structur	03	GABLE/HIP 100								1 SFR CUST - 100% - 2011										Heated Area: 2128										HX Base Yr 2011																											
Roof Cover	03	COMP SHNGL 100																																																							
Interior Wall	05	DRYWALL 100																																																							
Interior Floo	14	CARPET 80																																																							
Interior Floo	11	CLAY TILE 20																																																							
Air Condition	03	CENTRAL 100																																																							
Heating Type	04	AIR DUCTED 100																																																							
Bedrooms		4 100																																																							
Bathrooms		2 100																																																							
Frame	02	WOOD FRAME 100																																																							
Stories	1.	1. 100																																																							
Units	00	0 100																																																							
Occupancy	00	NONE 100																																																							
Quality		05 Quality Level 05																																																							
DOR CODE		0100 SINGLE FAMILY																																																							
MAP NUM										MKT AREA								01																																							
NEIGHBORHOOD/LOC		1072.00																																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																					
BAS	2,128	100	2,128	290,429																																																					
FGR	505	55	278	37,942																																																					
FOP	58	30	17	2,320																																																					
FSP	201	40	80	10,918																																																					
UOP	30	20	6	819																																																					
TOTALS		2,922		2,509		342,427																																																			
EXTRA FEATURES					1506 CANOPY 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940																																										
2	0855	CONC PAVER	0 100	0	0	584.00	SF	7.00	7.00	100	2013	2013	3	95	3,884																																										
3	0855	CONC PAVER	0 100	0	0	171.00	SF	7.00	7.00	100	2013	2013	3	95	1,137																																										
4	0861	POOL GUNIT	0 100	0	0	350.00	SF	85.00	85.00	100	1999	1999	3	25	7,438																																										
5	0845	KOOL DECK	0 100	0	0	590.00	SF	7.25	7.25	100	1999	1999	3	79	3,379																																										
6	0910	SCRN RM L	0 100	0	0	945.00	SF	15.00	15.00	100	1999	1999	3	20	2,835																																										
7	0462	ST/AL FNC	0 100	0	0	768.00	SF	10.00	10.00	100	2000	2000	3	29	2,227																																										
8	0855	CONC PAVER	0 100	0	0	158.00	SF	7.00	7.00	100	2013	2013	3	95	1,051																																										
LAND DESCRIPTION																	TOTAL OB/XF 24,891																																								
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	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000																																								
REVIEW DATE 02/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS																																																									