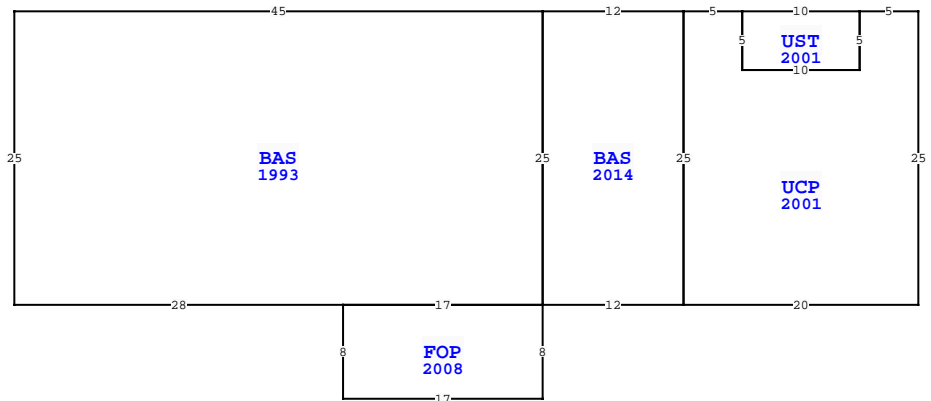


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	27 PREFIN MTL 70
Exterior Wall	19 COMMON BRK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,578	108.0150	97.48	153,823	1971	1985		0	0	21.50	78.50
1 SINGLE FAM - 100% - 1979 Heated Area: 1425 HX Base Yr 1979												



Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1009.00
TOTALS	2,061 1,578 120,751

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100	1,125	86,087
BAS	300	100	300	22,957
FOP	136	30	41	3,138
UCP	450	20	90	6,887
UST	50	45	22	1,684

1227 HICKORY ST, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

LAND DESCRIPTION		TOTAL OB/XF 4,712																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		R-2	86.00	100.00	86.00	FF		1.00	1.00	0.80	2,000.00	1,600.00	137,600							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			120,751
TOTAL MARKET OB/XF VALUE			4,712
TOTAL LAND VALUE - MARKET			137,600
TOTAL MARKET VALUE			263,063
SOH/AGL Deduction			179,004
ASSESSED VALUE			84,059
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			34,059
TOTAL JUST VALUE			263,063
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10510	REMODEL	5,957	06/03/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0389/0498	6/01/1983	QC	U	I		400
GRANTOR:						
GRANTEE:						
0279/0647	11/01/1978	WD	Q	I		25,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
UCP=[YR=2001] W5 UST=[YR=2001] W10 S5 E10 N5 \$ S5 W10 N5 W5 BAS=[YR=2014] W12 BAS=[YR=1993] W45 S25 E28 FOP=[YR=2008] S8E17N8W17\$E17 N25 \$ S25 E12 N25 \$ S25 E20N25 \$.	