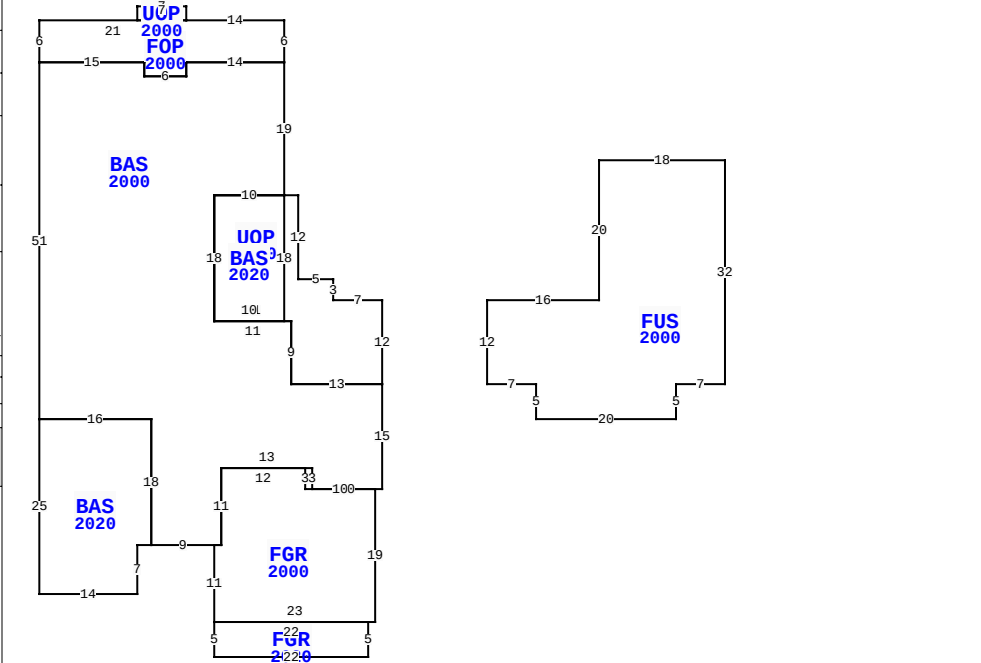


BRADY TERRY
11900 HICKORY GROVE RD
DUNLAP, IL 61525

01-6N-29-0850-0026-0000

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	% COND	VALUATION SUMMARY																					
Exterior Wall		14	WD SHINGLE 100							0500	11	3,940	138.9240	197.97	780,002	2000	2000	0	0	11.00	89.00	VALUATION BY					STANDARD															
Roof Structure		08	IRREGULAR 100							1 SFR CUST - 0% - 0													Heated Area: 3477					HX Base Yr					Tax Group: 5					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE					694,202												
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE					29,375												
Interior Floor		12	HARDWOOD 50																						TOTAL LAND VALUE - MARKET					450,000												
Interior Floor		14	CARPET 50																						TOTAL MARKET VALUE					1,173,577												
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction					254,800												
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE					918,777												
Bedrooms			3 100																						TOTAL EXEMPTION VALUE					0												
Bathrooms			3.5 100																						BASE TAXABLE VALUE					918,777												
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE					1,173,577												
Stories		2.	2. 100																						NCON VALUE					0												
Units			0 100							INCOME VALUE																																
										PREVIOUS YEAR MKT VALUE					835,252																											
Quality		05	Quality Level 05																																							
DOR CODE		0100	SINGLE FAMILY																																							
MAP NUM			MKT AREA				10																																			
NEIGHBORHOOD/LOC		10001.010																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	2,043	100	2,043	359,963																																						
BAS	180	100	180	31,715																																						
BAS	386	100	386	68,010																																						
FGR	465	55	256	45,105																																						
FGR	110	55	60	10,571																																						
FOP	222	30	67	11,805																																						
FUS	868	100	868	152,936																																						
UOP	14	20	3	529																																						
UOP	384	20	77	13,567																																						
TOTALS		4,672		3,940	694,202																																					
EXTRA FEATURES										5 LAUREL OAK, FERNANDINA BEACH																																
										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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700																											
2	0855	CONC PAVER	0	0	0	639.00	SF	10.00	10.00	100	2020	2020	3	99	6,326																											
3	0855	CONC PAVER	0	0	29	4	116.00	SF	10.00	10.00	2020	2020	3	99	1,148																											
4	0855	CONC PAVER	0	0	0	261.00	SF	10.00	10.00	100	2020	2020	3	99	2,584																											
5	0825	BRICK	0	0	0	111.00	SF	12.50	12.50	100	2000	2000	3	94	1,304																											
6	0446	BOX FNC 6'	0	0	0	147.00	LF	20.00	20.00	100	2000	2000	3	20	588																											
7	0801	ASPHALT A	0	0	27	18	486.00	SF	3.00	100	1998	1998	3	50	729																											
8	0444	BOX FNC 4'	0	0	0	14.00	LF	6.50	6.50	100	2000	2000	3	20	18																											
9	0463	FENCE GATE	0	0	0	6.00	UT	300.00	300.00	100	2000	2000	3	55	990																											
10	0825	BRICK	0	0	0	20.00	SF	12.50	12.50	100	2000	2000	3	94	235																											
LAND DESCRIPTION										TOTAL OB/XF										15,622																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	450,000.00	450,000.00	450,000																									
</																																										

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		5						
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
																			VALUATION BY										STANDARD									
																			Tax Group: 5										Tax Dist:									
																			BUILDING MARKET VALUE										694,202									
																			TOTAL MARKET OB/XF VALUE										29,375									
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																			TOTAL MARKET VALUE										1,173,577									
																			SOH/AGL Deduction										254,800									
																			ASSESSED VALUE										918,777									
																			TOTAL EXEMPTION VALUE										0									
																			BASE TAXABLE VALUE										918,777									
																			TOTAL JUST VALUE										1,173,577									
																			NCON VALUE										0									
																			INCOME VALUE																			
																			PREVIOUS YEAR MKT VALUE										835,252									